

RULES AND REGULATIONS

FOR

BEDFORD AT LAKE CATHERINE

The definitions contained in the Declaration of Covenants and Restrictions for Bedford at Lake Catherine are incorporated herein as part of these Rules and Regulations.

1. The owners and lessees of each Unit shall abide by each and every term and provision of the Declaration of Covenants and Restrictions, and each and every term and provision of the Articles of Incorporation, and By-Laws of the Association. Likewise, the owners and lessess of each Unit shall abide by each and every term and provision of the Declaration of Covenants and Restrictions of Lake Catherine, as well as each and every term of the Articles of Incorporation and the By-laws of the Lake Catherine Property Owners Association, Inc.

2. No bicycles, tricycles, scooters, baby carriages or other similar vehicles or toys shall be allowed to remain in the common areas. The sidewalks, walkways, streets and parking areas shall not be obstructed or used for any other purpose other than for ingress to and egress from the Units and other areas of Bedford at Lake Catherine.

3. Any damage to the common elements, property, or equipment of the Association caused by any Owner, his family member, guest, invitee or lessee shall be repaired or replaced at the expense of such Owner.

4. An Owner will not park or position his vehicle so as to prevent access to another Unit. The Owners, their families, guests, invitees, licensees, and lessees will obey the posted parking and traffic regulations installed by the Property Owners Association for the safety and welfare of all Owners.

5. No Owner shall do or permit any assembling or disassembling of motor vehicles except within his garage. Each Unit Owner shall be required to clean his driveway of any oil or other fluid discharged by his motor vehicle.

6. No transmitting or receiving aerial or antenna shall be attached to or hung from any part of a Unit or the Common Areas.

7. No clothesline or other similar device shall be allowed on any portion of the Common Areas.

8. All garbage and refuse from the Units shall be deposited with care in each Owner's private garbage containers. No garbage or refuse shall be deposited in any Common Area for any reason,

except on the correct days of the week for pickup and removal. No littering shall be done or permitted on the Association Property.

9. No commercial vehicle, recreational vehicle, camper, trailer, boat, van, or truck of any kind shall park or be parked at any time on any portion of the Common Areas, except for commercial vehicles, vans, or trucks delivering goods or furnishing services. Said commercial vehicles, vans or trucks shall not park or be permitted to park overnight on any portion of the Common Areas or on any driveway or other portion of a Unit (except within the confines of a garage). The Association shall have the right to authorize the towing away of any such vehicles in violation of this rule with costs and fees, including attorneys' fees, if any, to be borne by the vehicle owner or violator.

10. No garage doors shall be permitted to remain open except for temporary purposes, and the Board may adopt further rules for the regulation of the opening of garage doors.

11. Complaints regarding the management of the Association property, or regarding the actions of other Owners, their families, guests, or lessees shall be made in writing to the Association and shall be signed by the complaining Unit Owner.

12. Any consent or approval given under these Rules and Regulations by the Association may be revocable at any time by the Board.

13. These Rules and Regulations may be modified, added to, or repealed in accordance with the By-Laws of the Association.

By Resolution of the Board of Directors
of Bedford at Lake Catherine Homeowners
Association, Inc.