

RESOLUTION  
TO  
AMEND RULES AND REGULATIONS OF CAMBRIAN WOOD CONDOMINIUM, INC.

BE IT RESOLVED, THAT,

The By-Laws of Cambrian Wood Condominium, Inc., as recorded in Miscellaneous Book 12, Page 151 in the office of the Judge of Probate of Shelby County, Alabama, be amended so as to delete ARTICLE X - RULES AND REGULATIONS, and to substitute in lieu thereof the following:

ARTICLE X

RULES AND REGULATIONS

SECTION 10.1 As to Common and Limited Common Elements.

The Board of Directors may from time to time adopt or amend previously adopted rules and regulations governing the operation, use, maintenance, management and control of the Common and Limited Common Elements. The Board shall from time to time post in a conspicuous place on the Condominium Property a copy of the rules and regulations adopted by the Board. Any rules and regulations adopted pursuant hereto shall be reasonable and nondiscriminatory.

10.2 As to Private Elements of Condominium Units.

The Board of Directors may from time to time adopt or amend previously adopted rules and regulations governing and restricting the use and maintenance of the Private Elements of Condominium Units, provided, however, that copies of such rules and regulations are furnished to each Unit Owner prior to the time the same shall become effective. Where applicable or desirable, copies thereof shall be posted in a conspicuous place on the Condominium Property. Any rules and regulations adopted pursuant hereto shall be reasonable and non-discriminatory.

10.3 Initial Rules and REgulations, as amended.

The initial rules and regulations, as amended, hereinafter enumerated shall apply to and be binding upon all Unit Owners. The Unit Owners shall at all times observe said rules and regulations and shall have the responsibility of seeing that they are faithfully observed by their families, guests, invitees, servants, lessees and other persons over whom they exercise control and supervision. Said initial rules and regulations, as amended, are as follows:

10.3.1 The Private Elements of the Condominium Units shall be used only for residential purposes;

10.3.2 Unit Owners shall not use or permit the use of their premises in any manner which will disturb or be a nuisance to other Owners, or in such a way as to be injurious to the reputation of the property, nor for any unlawful purpose.

10.3.3 Common and Limited Common Elements shall not be obstructed, littered, defaced or misused in any manner.

10.3.4 No structural changes or alterations shall be made in the Private Elements of any Unit, or to any of the Common or Limited Common Elements, except as provided in the Declaration of Condominium.

10.3.5 All of the restrictions, limitations and obligations of members, as provided in the Declaration of Condominium are incorporated herein by reference and apply to all members of the Association.

10.3.6 Nothing shall be hung or displayed on the outside of windows or placed on the outside of walls of a building, and no sign, awning, canopy, shutter, radio or television antenna shall be affixed to or placed upon the exterior walls or roof, or any part thereof, except with the approval of the Board of Directors.

10.3.7 There shall be no parking of bicycles, toys, boats, boat trailers and house trailers, benches or chairs on any part of the Common or Limited Common Elements.

10.3.8 No industry, business, trade, occupation or profession of any kind, commercial, religious, educational or otherwise, designed for profit, altruism, exploration or otherwise, shall be conducted, maintained, or permitted on any part of the property or in any Condominium Unit, therein, nor shall any "Sold" or "For Sale" or "For Rent" signs or window displays or advertising be maintained or permitted on any part of the property or in or on any Condominium Unit, except as provided in the Declaration.

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2110 South 20<sup>th</sup> St.  
B'ham, AL 35209

10.3.9 No Unit Owner shall park vehicles, other than passenger automobiles, station wagons, or pick-up trucks used as a family passenger vehicle, in any parking space. No signs or markings of a commercial nature shall appear on such vehicles unless approved by the Association.

10.3.10 Complaints regarding maintenance shall be made in writing to the Board of Directors.

10.3.11 No laundry or clothing shall be displaced on the deck or porch of any unit, or hung within the Unit in such a manner as to be visible from the outside of said Unit.

10.3.12 Unit Owners, residents, their families, guests, servants, employees, agents, visitors, Lessees, shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of any building, without prior consent of the Association.

10.3.13 There shall not be kept in any Unit any waterbed, or any inflammable, combustible or explosive fluid, material, chemical or substance, except for normal household use.

10.3.14 No Unit Owner or occupant or Lessee of a Unit shall direct, supervise or in any manner attempt to assert any control over any of the employees of the Association, or of any Maintenance or Management Company, nor shall he attempt to send any of such employees upon private business of such Unit Owner, occupant or Lessee.

10.3.15 The Association shall have the irrevocable right, to be exercised by the Board of Directors or any other person authorized by it, to have access to each Unit from time to time during reasonable hours as may be necessary for the maintenance, repair or replacement of any of the Common or Limited Common Elements therein or accessible therefrom, or to have immediate access at any time as may be necessary for making emergency repairs therein necessary to prevent damage to the Common Elements or to another unit or units. Reasonable effort shall be made to contact Owner before forced entrance is made.

10.3.16 In case of any emergency originating in or threatening any of the Units, the Board of Directors of the Association, or any other person authorized by it, shall have the right to enter such Unit for the purpose of abating the cause of such emergency, and such right of entry in the event of any such emergency shall be immediate. To facilitate entry in the event of any such emergency, the Owner of each Unit, if required by the Association, shall deposit under control of the Association a key to such Unit.

10.3.17 Exotic pets, any "tamed" wild animal, or any animals weighing in excess of 40 pounds are not permitted on any portion of the Condominium Property, permanently or temporarily.

10.3.18 Dogs shall be walked on a Leash and are not permitted on grassed areas fronting the water or on any lawn in the condominium project.

10.3.19 Parking space shall be assigned according to the Declarations.

10.3.20 Decks and porches shall be kept free of brooms, mops, and other sightly articles. The Association reserves the right to require that a Unit Owner/Occupant remove any article of any description from decks or porches.

10.3.21 Unit Owners/Occupants or their children or guests shall not ride motorcycles, mini-bikes, or bicycles on the cart paths or on any part of the golf course, including the rough areas.

10.3.22 Any Unit Owners/Occupants furnishing his Unit with drapes in colors other than white, cream or any other light or neutral color, shall line or back such drapes with white, cream, light beige or light gray lining or backing. Whether or not drapes conform to the requirements of this provision shall be determined in the sole judgment of the Board of Directors, which judgment shall be final.

10.3.23 Association dues are payable on or before the 10th of each month. A \$25.00 penalty is assessed per month for late payment.

10.3.24 Garbage is picked up twice a week. All garbage picked up must be contained within a plastic bag.

WHEREAS, the Board of Directors has complied with the requirements of the By-Laws by giving Notice as required therein to each Unit Owner and by calling a meeting to review the By-Laws as hereinabove set out.

Director Walter Mason moved that the By-Laws of Cambrian Wood Condominium, Inc. be and the same are hereby amended as hereinabove set out. Director Lynda Cale seconded the Motion. All present voted "AYE".

President Don Woodruff declared the Resolution passed and adopted, and asked Bob Lacey to cause a copy of the same to be recorded in the Probate Office of Shelby County, Alabama, and to forward copies to the Brokers in the offices which sell most of the Condominiums in the area, with a letter asking that a copy of the rules and regulations be given to All Purchasers.

IN WITNESS WHEREOF, the said Cambrian Wood Condominium, Inc. Board of Directors has caused these presents to be executed this the 15th day of August, 1983.

CAMBRIAN WOOD CONDOMINIUMS, INC.

BY: [Signature]

Its: President

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1983 AUG 26 AM 9:58

[Signature]  
JUDGE OF PROBATE

Rec 4.50  
Ind 1.00  
5.50

52 PAGE 320

BOOK