

Aberdeen Property Owners Association

Rules and Regulations

To ensure that Aberdeen Property Owners Association retains its high property values and aesthetic beauty, governing rules and regulations have been established. These rules and regulations established by the Board of Directors of Aberdeen POA are designed to enhance the enjoyment of Aberdeen Living, and in no way replace or are in lieu of the Declaration of Covenants and Restrictions of the Aberdeen Property Owners Association which shall remain in full force and effect.. They must be observed by all residents and guests. At this time, the Rules and Regulations have been reviewed and revised by the Aberdeen Board of Directors and will be enforced as of January 1, 2012.

1. **GARBAGE** Garbage receptacles must be returned to storage and out of exposed view within 24 hours after garbage pick-up. No rubbish, trash, garbage or other waste materials other than properly provided for mulch shall be kept or permitted on any unit or the Common Area, except in sanitary containers located in appropriate areas concealed from public view. The Board shall have the authority to establish rules and regulations regarding mulch placement, trash collection containers and related matters.
No garbage, ashes, firewood, or refuse receptacle shall be placed, left, or kept on any home site so as to be exposed to view, creating an unsanitary condition or constitute a nuisance (with the exception of construction dumpsters). No disposing of lawn refuse is permitted on common grounds.
2. **PETS** Pets must be on leashes at all times when on common property throughout the association. Owners of a cat or dog are required to immediately remove all forms of excrement of such pets from common areas and other resident's property.
3. **ANIMALS** No animals, livestock or poultry of any kind shall be raised, bred or kept on any unit or in the common area, provided, however, dogs, cats and other common household pets may be kept on Units subject to rules and regulations as may be adopted by the Association, so long as they are not kept, bred, or maintained for commercial purpose. No such animals are allowed to run loose at any time.
4. **TREES** All "living" trees of more than 6 inches caliper shall not be removed without the express approval of the Board of Directors.
5. **MOWING RESTRICTION** Residents are not permitted to mow or trim the grass in the common areas including the areas around the ponds.
6. **MAILBOXES** Mailboxes shall be required to meet certain standards devised by the Board of directors. Mailboxes shall be replaced and maintained by

the Aberdeen POA and if damaged by the owner, guest, or inadvertent accident by a contractor working on their home replaced at the expense of the owner billed by the Association.

7. **STORAGE TANKS** No above ground storage tanks shall be permitted for the storage of gasoline, propane, kerosene, or other liquid fuels.
8. **MODIFICATIONS** No exterior modifications, color changes, fences, landscape projects, swing sets and any exterior free standing improvements may be made without the permission of the Architectural Review Committee and final approval of the Board. No tents, accessory out buildings or storage shed shall be erected, placed, or altered on any home sites without the express approval of the building plans, specifications and plot plan, by the Board or Architectural Review Committee and the Board.
9. **BOATS, TRAILERS, and MOTOR VEHICLES** No motor vehicle, travel-trailer, boat, motorcycle, snowmobile, riding golf carts or other recreational vehicle shall be permitted to be stored on any home site or common area unless housed in a fully enclosed permanent building. Nor shall any maintenance or repair be performed upon any boat or motor vehicle upon any Unit, except within a fully enclosed building and totally isolated from view. Motor Homes, campers, trailers, boats, will be allowed to be parked on the Residents Unit's driveway for loading/unloading purposes only; this period shall not exceed twenty-four (24) hours.
10. **SWIMMING POOLS** No above ground swimming pools shall be installed on any home site. Any in ground pools shall be continuously fenced with a non-climbable fence at least four feet (4') high, and can only be installed with the prior written permission of the Board
11. **ANTENNAE** Satellite dishes must be installed out of plain view from the street, if possible.
12. **MOTOR VEHICLES** No Golf Carts, minibikes, motorcycles, go-carts, snowmobiles or similar motor-driven vehicles shall be operated within the subdivision, except duly licensed motor vehicles on dedicated public roads operated by duly licensed persons. Parking of junk motor vehicles in plain view is prohibited. (Any motor vehicle that does not carry a current valid registration and/or license plates or is partially dismantled or inoperable is not permitted).
13. **PARKING** No long term parking (more than 48 hours) is permitted on the streets of Aberdeen
14. **CONSTRUCTION** All home sites shall be constructed and maintained in accordance with all federal, state and local laws and building codes and regulations and shall be constructed and maintained in accordance with the sedimentary and erosion control standards of the Nature Works Conservancy District as the standards may be amended from time to time and which are hereby incorporated by reference
15. **POND RESTRICTIONS** No swimming or wading in the ponds and no walking or skating on the ice of the ponds, is permitted.

16. **BASKETBALL STANDARDS** No portable or permanent basketball standards may be installed without the written permission of the Board of Directors.
17. **GARAGE USE** No automobile garage shall be permanently enclosed or converted to other use without the substitution of another enclosed automobile storage area upon the unit. No carports shall be permitted unless approved and garages shall be at least adequate to house two standard size automobiles. All garages must have doors maintained in usable condition.
18. **CLOTHES DRYING AREA** No portion of any unit or Common Area shall be used as a drying or hanging area for laundry of any kind, it being the intention hereof that all such facilities shall be provided within the Building to be constructed on a unit.
19. **NUISANCES** Nothing shall be done or maintained on any Unit or on the Common Area which may be or become a nuisance to the Neighborhood. Activities which materially disturb or destroy vegetation, wildlife or air quality within the Development or which use excessive amounts of water or which result in unreasonable levels of sound or light pollution.
20. **SIGNS** No sign of any kind shall be displayed to public view on any Unit or any Common Area, except for one professional sign on any Unit advertising the Unit For Sale. For Sale by Owners signs must be approved by the Board.
21. **CAMPAIGN SIGNS** Each unit in Aberdeen may display no more than two campaign signs, the sign shall not exceed eight square feet, they may not be internally illuminated, they must be set back a minimum of five (5) feet from the public right-of-way. No campaign sign shall be placed on any common area property, or in or on any roadway, parkway, alley, easement, or public right-of-way, or attached to any utility pole, tree, or other appurtenance on common area property. No campaign sign shall be placed on private property without the consent of the owner or occupier of the property. No campaign sign shall be constructed, installed, placed, or maintained in such a way as to constitute a public nuisance or hazard.
22. **COMMON AREA** Nothing shall be altered in, constructed on or removed from, any of the Common Area except upon written consent of the Association.
23. **WEEDS and REFUSE** No weeds, underbrush or other unsightly growths shall be permitted to grow or remain upon any Unit or any common Area, and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon; and in the event that any owner shall fail or refuse to keep Owners Unit free of weeds, underbrush or refuse piles, or other unsightly growths or objects, then the Association may enter upon said Unit and remove the same at the expenses of the Owner as provided for herein, and such entry shall not be deemed a trespass. The restrictions set forth in the Section shall not apply to the Open Space areas designated as wetlands.

24. **TIMESHARING** The operation of a timesharing, fraction-sharing, or similar program whereby the right to exclusive use of the Unit rotates among participants in the program on a fixed or floating time schedule over a period of years shall not be permitted, except that Declarant and its assigns may operate such a program with respect to units which they own.
25. **BUSINESS ACTIVITY** No business, trade, garage sale, moving sale, rummage sale, or similar activity shall be permitted on or within a Unit, except that an Owner or occupant residing in a Unit may conduct business activities within the Unit so long as: a) the existence or operation of the activity is not apparent or detectable by sight, sound, or smell from outside the Unit; b) the activity conforms to all zoning requirements for the Development; c) the activity does not involve regular visitation of the Unit by clients, customers, suppliers, or other business invitees or door-to-door solicitation of residents of the Development; and d) the activity is constant with the residential character of the Development and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Development, including the operation of a timeshare or similar program. Exceptions to this may be permitted with the approval of the Board.
26. **DAYCARE** No Unit may be used for the provision of daycare/child care services for more than five (5) children per day. A Unit may be used for daycare/child care for five (5) or less children per day without the approval of the Board.
27. **UTILITY EASEMENT RESTRICTIONS** No fences shall be permitted within the utility and drainage easement designated on the final plat. Any and all landscaping and/or plantings placed within the sanitary sewer easement shall be installed at the Unit Owners risk and, in the event that any landscaping may be damaged as a result of a public utility utilizing said easement in a normal, customary manner, the utility and or the Association shall not be obligated to replace or restore any plantings and/or landscaping features other than ordinary yard grass.

Golf Course

1. Access to and use of the Golf Course Amenities is strictly subject to the rules and regulations of the respective owners of the Golf Course Amenities, and no person gains any right to enter or to use those facilities by virtue of membership in the association or ownership or occupancy of a Unit or Lot. However, all Owners of Units shall have the right to schedule tee times two (2) days in advance of the time permitted to schedule tee times for others using the golf course.
2. Use of the golf cart paths for walking, biking, running or any other use is strictly prohibited.

Pool Rules:

Pool Hours: 10 A.M to 8 P.M. Sunday through Saturday

Adult Swim: 9 A.M. to 10 A.M. Sunday through Saturday

1. All residents must be current and remain current in their assessments in order to use the pool
2. Member and Guests of family members only with a valid pool or guest pass (guests must be accompanied by a member to use the pool). \$2.00 guest fee per guest
3. Pool will open around Memorial Day and close one week after Labor Day, weather permitting.
4. Proper swimming attire only, no street clothes
5. No smoking
6. No diving
7. No alcohol is permitted at the pool
8. No radio or headsets must be worn
9. Dressing rooms are available but management is not responsible for lost or stolen articles
10. Report any injuries to the lifeguards at once
11. "Buddy System" swimming is a must. No solo swimming allowed.
12. Minimum age to swim without supervision is 14. Children and guests under 14 must be accompanied and supervised by a responsible adult family member (minimum age of 18 years old).
13. Floating air mattresses are prohibited, with the exception of water wings if the child is accompanied by a parent
14. No toys allowed in pool
15. Anyone who has or has had diarrhea in the past two (2) weeks shall not use the pool
16. Anyone who has an area of exposed sub epidermal tissue, open blisters, cuts, etc. is advised not to use the pool.
17. All persons shall take a cleansing shower before using the pool. No spitting or spouting of water, blowing the nose, and similar behavior in the pool is allowed.
18. All diaper-aged children shall use plastic pants with tight fitting elastic at the legs and waist, or swim diapers.
19. Eating and drinking must be confined to pool deck. No glass or sharp objects allowed in pool area. Pool liner can be punctured. Kindly remove jewelry with sharp points, such as pierced earrings, etc.
20. Pets are not permitted in pool area. Bicycles, wheeled toys, and skates are also prohibited.
21. No running, pushing or unmannerly behavior allowed. No playing on the pool ladder. No sitting or hanging on the float lines and no climbing on the fence.
22. No diving allowed
23. No littering in the pool area.
24. Playing with the pool safety equipment is not permitted.
25. Use of the pool by outside groups and organizations is strictly prohibited without the written consent of the Board.
26. Private birthday parties at the pool are allowed but must be scheduled with the pool staff two weeks in advance, and no private party will be allowed exclusive use.
27. Management reserves the right to deny pool use to anyone at anytime.

Tennis Court Rules:

All persons using the tennis court play at their own risk and are solely responsible for any accident or injury resulting from such use.

1. Hours of use 8:00A.M.to sunset.
2. The use of the tennis courts is limited to Aberdeen property owners and their guests. Residents must accompany their guests to the court.
3. If people are waiting to use the court the maximum playing times are as follows: Singles - 1 hour, Doubles – 1 ½ hours.
4. Only players are allowed on the court.
5. Pets, wheeled vehicles, food, non-rubber soled shoes, glass containers, skates, and skate boards are not permitted on the court at any time.
6. Littering, radio playing, net tampering, fence climbing, abusive language, and vandalism are prohibited.
7. Players must lock the court after playing.

Basketball Court:

1. The basketball court is to be used for basketball only
2. No bikes, scooters, rollerblades, or skateboards will be allowed on the court.

Playground:

1. Guards will not be present at the playground at anytime.
2. Any child under the age of 10 using the playground or surrounding area must be accompanied by an adult at all times.

Baseball/Soccer fields:

1. Use of the baseball /soccer fields is restricted to use by Aberdeen residents only no outside groups will be allowed to use the fields. The coach of each team must be a Aberdeen resident and at least 20% of the team members must be residents of Aberdeen unless otherwise approved by the Board.
2. Reservations for the use of the fields can be made by contacting the management company after January 1st of each year. Reservations will be made on first come first serve basis and at the discretion of the management company to not allow monopolizing of the fields.

Enforcement:

The Aberdeen Property Owners Association is empowered by the State of Indiana Homeowners Association Laws to levy assess and collect fines as determined by the Board:

- A. Violation: A letter from the Board of Directors/Management Company stating the offense and time to remedy the offense.

- B. Non-Compliance: Resident will be fined \$100.00.

- C. Continued Non-Compliance: Resident will be fined \$250.00 and legal action will be considered. All costs will be the responsibility of the Violator.

Adopted this day by;

Aberdeen Board of Directors

Date