

COLONIAL OAKS RULES AND REGULATIONS

1. Each owner shall keep his unit in good state of preservation and cleanliness. He shall not allow anything whatsoever to fall from the windows or doors of the premises and dirt or other substances into any of the common areas. Refuse shall be placed in containers in such a manner and at such times and places as the Association or its agent may direct.
2. The sidewalks, driveways, and entrances must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the units. No vehicle belonging to an owner, an employee, an invited guest or agent of an owner shall be parked in such a manner as to impede or present ready access to any entrance to or exit from a unit or parking lot by any other vehicle.
3. Employees of the owner may not gather or lounge in the common areas unless areas are specifically provided therefore.
4. Owners shall not cause or permit any excessive noises or objectionable odors to be produced upon or to emanate from their units.
5. Any damage resulting from misuse of common areas shall be repaired and paid for by the owner who caused such damage or whose employees, guests, invitees or agents caused such damage.
6. No awning, arials or other projections shall be attached to the outside walls of the building, and no blinds, shades or screens shall be attached to, hung, or used on the exterior of any window or door of the building, without the prior written consent of the Association. All windows shall have an interior drape, blind, or shutter that shall have a white lining or appear a solid white or brown tone from the outside of the unit.
7. **NO NEW PETS** – Effective January 1, 1989 a "NO NEW PETS" rule was adopted and enacted by the Board of Directors because of an uncontrollable number of pets at Colonial Oaks. Therefore, no new pets will be allowed. Existing pets are regulated by Rule #8. This applies to both tenants and owners. Owners are held responsible for any violation of this regulation by their tenants. Anyone caught with a pet that has not been approved, will be fined \$100.00 per month until the pet is removed from the property.
8. Dogs and other animals shall be confined at all times to the residence site and must be kept on a leash when outside the residence site and in the common areas, provided that such pets, in the sole discretion of the Association's Board of Directors, shall not unreasonably disturb the owner of any unit or any resident thereof.

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Each residence shall be limited to not more than one dog and one cat or two dogs or two cats per living unit, and no animal shall exceed twenty pounds (20 lbs) in weight. No animal shall be tied outside the residence for any period of time. All owners will be required to immediately clean up any droppings left in the common areas by their pets.

9. Owners, their employees, agents, guests, invitees and visitors shall not, at any time or for any reason whatsoever, enter upon the roofs of the buildings, without prior written consent of the Association.
10. The Association, its agent, or its designee shall have the right of access to any unit for the purpose of making inspections, repairs, replacements or improvements to common areas or to remedy certain conditions which would result in damage to other portions of a building.
11. Nothing shall be done or kept in a unit or in the common areas which will increase the rate of insurance for a unit, or contents thereof, without the prior written consent of the Association. No owner shall permit anything to be done or kept in this unit or in the common areas which will result in the cancellation of insurance on the unit or a building or contents thereof or which would be in violation of any law. No waste shall be committed in the common areas. Owners shall not permit or keep in their unit any inflammable, combustible or explosive material, chemical or substances, which may make insurance on the building unobtainable or unenforceable. All such substances shall be kept in containers or other receptacles as directed by applicable fire department or other governmental authority.
12. No excessive or offensive activity shall be carried on in any unit or in the common areas, shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other owners or occupants. No profane, obscene, loud or boisterous language or noisy or disorderly conduct or any conduct annoying or disturbing to the occupants of the condominium shall be permitted in any part thereof, nor shall an owner entertain therein any person of bad or loose character or of improper behavior.
13. No sign, advertisement, notice, or other lettering shall be exhibited, inscribed, painted, or affixed by any owner or occupant on any part of the outside of the building, hung from windows or placed on window sills, without the prior written consent of the Association. No "For Sale", "For Rent", or "For Lease" signs or other window displays or advertising are permitted on any part of the condominium. The right is reserved by the Association to place "For Sale", "For Rent, or "for Lease" signs on any unsold or unoccupied units or on a building, and the right is hereby given to any mortgage or secured party,

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Who may become the owner of any unit, to place such signs on any unit owned by such mortgagee or secured party, but in no event will any such sign be larger than one (1) foot by two (2) feet.

14. No Business Activities of any kind whatsoever shall be conducted in any building, unit, or on any part of the common areas except as provided for elsewhere in the covenants, rules and regulations.
15. No owner shall alter, impair or otherwise affect the common areas without the prior written consent of the Association.
16. Movement of each owner's property into or out of a unit is entirely at the risk and responsibility of that owner.
17. The Association shall have the right to take all such reasonable measures as it may deem advisable for the security of the condominium and its owners. Each owner and occupant shall assume full responsibility for protecting his space and the contents thereof from theft, robbery, pilferage, vandalism, and other such losses.
18. No employees or agents of the Association shall be used for work which is the responsibility of the owner unless written permission is given by the Association or managing agent in advance.
19. Complaints regarding services or operation of the common areas shall be made in writing to the Association or managing agent.
20. Each owner is responsible for the cleaning and picking up of any litter that they or their guest may cause, in or around the pool area. Failure to do so may result in the owner being assessed any cost incurred to clean up such litter.
21. Special rules and regulations may be posted at the message board or swimming pool. Such rules shall be complied with by all persons on such premises.
22. Nothing shall be thrown or dropped from windows or doors of a unit or in or on the common areas. Any and all garbage not disposed of in the garbage disposal shall be well wrapped and placed in the refuse containers in order to eliminate any possibility of littering.
23. No one may part any boat, motor home, trailer or other object in the common parking areas for more than 24 hours. Only minor repair to any vehicle will be allowed within the complex.

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Washing cars is prohibited within the complex.

24. No motorized vehicle of any kind (including off-road vehicles) may be operated or parked on any grass surface within the complex.
25. No inoperable vehicles of any kind, including vehicles without current licenses, may be parked in any common area for more than 24 hours. This also includes all carports. Parking of non-resident car will not be allowed except for in-house visiting guests.
26. No motorcycle or motor scooter of any kind may be driven within the complex, except to Cypress Street from residence, or from Cypress Street to a residence.
27. No firearms, including air rifles, BB guns or pellet guns may be discharged within the complex.
28. The Board of Directors adopted a new rule and regulation regarding open flame devices. As of October 22, 2010, no open flame devices will be allowed anywhere within the Colonial Oaks development. This is due to the potential fire hazard created from these devices. Gas grills will be allowed, **but charcoal grills, chimineas, or any open flame or wood burning device is no longer allowed.**
29. The Association shall have the right and duty to enforce each and every provision of these rules and regulations.
30. The Association, by a majority vote of the Board of Directors, shall have the power to levy fines up to and including \$100.00 against any owner who has breached or continues to breach any of the provisions of these rules and regulations, and such fines shall constitute a lien against the residence owned by such owner units such time as it has been paid, and in the event of failure to pay the same by the owner, such lien may be foreclosed as are mechanic's liens in the State of Kansas.
31. Residents leasing or renting units are bound by these same rules and regulations, and in the event of violations, such fines will be levied against the owner of their unit.
32. An owner may apply to the Association for a temporary waiver of one or more of the foregoing rules. Such temporary waiver may be granted by the Association for good cause shown, if in the Association's judgement, such temporary waiver will not unreasonably interfere with other owners. Any consent or approval given under these rules and regulations may be added to, amended, or repealed at any time by the Association.

33. These rules and regulations may be supplemented from time to time, repealed or modified by a majority vote of the Board of Directors of the Association. No such additional or modified rule or regulation shall take effect until communicated, in writing, to the owner. Any rule, or regulation adopted by the Association can be repealed or otherwise superseded by a majority vote of the owners; i.e. more than 50% of the entire membership.

COLONIAL OAKS EXTERIOR ARCHITECTURAL GUIDELINES OWNERS RESPONSIBILITIES

LIGHT FIXTURES:

1. 9" to 12" in height
2. Black or Bronze in color
3. A Colonial Theme

WINDOWS:

1. Must be White
2. Single hung vinyl or clad
3. Must have mutton bars
4. Coverings must be white or light beige to the outside

STORM DOORS:

1. Must be White
2. Full View - a 6" bottom vent acceptable

PATIO DOORS:

1. Must be sliding
2. Full view
3. Black or Bronze in color

OUTSIDE CLOSET DOORS:

1. Must be exterior grade, slab, flat doors - The Association will paint first time

SATELLITE DISHES:

1. Can be no larger than 18"
2. Can not be attached to any portion of the building, including balcony posts, roofs; etc.
3. Can not be in any common area
4. Must receive prior approval of placement.

DRYER VENTS:

1. Individual unit owner responsible for cleaning out the dryer vent inside and outside. The dryer vents must be kept open.

FIREPLACE FLUES:

1. Owner to make request if they feel flue needs cleaned

GUIDELINES FOR NEIGHBOR CONFLICTS:

1. The resident should make the effort to resolve the conflict by either visiting or writing their neighbor.
2. If that does not work, you may call and obtain the owner's phone number and address.
3. In the event the situation is not resolved, the resident may request management write a courtesy letter to the offending party and request the disturbance stop. If it is a rule violation, the owner will be warned that a fine will be forthcoming if the situation continues. The resident also has the option of calling the police for loud noise disturbances.

COLONIAL OAKS INFORMATION SHEET

Colonial Oaks is governed by a Board of Directors. The Association is required to hold one (1) meeting per year. At The ANNUAL Meeting, held the Third Thursday of each September, new officers are elected, the budget approved, and the dues set for the coming year based on the budget. Additional meetings may be called as outlined in the By-laws. Current Officers are:

President - Kathy Haines Cullinane
Vice President - Jim Fullerton
Secretary/Treasurer - Marvel Foulks
Nathalie McKenzie
Lori Edwards

As required by the Covenants, we employ a management company that oversees the operation and maintenance of Colonial Oaks, this being as follows:

Weigand-Omega Management, Inc.
333 S. Broadway, Su. 105
Wichita, KS 67202-4325
316-263-2215
Property Manager: LeAnn Suderman

Homeowners should contact Weigand-Omega Management, Inc. to report any problems in areas covered by your dues (see below). Weigand-Omega Management, Inc. maintains a 24 hour, 7 days a week answering service.

DUES: The \$150.00 Monthly Maintenance fee is due on the 1st day of each month. It must be received in Weigand-Omega Management's office prior to the 16th of the month to avoid a \$25.00 Administrative Charge being added.

THE MAINTENANCE FEES COVER THE FOLLOWING:

BUILDING AND LIABILITY INSURANCE: Colonial Oaks is insured under a blanket condominium policy which covers the dwelling structure and all items deemed to be permanent and which insures complete cost of replacement, less \$10,000.00 deductible, which is the responsibility of the homeowner. Homeowners should make arrangements for insurance on their contents.

GROUND MAINTENANCE: All grounds and common areas are the property of the Association to control and maintain.

Individual homeowners do not have the authority to add or remove plantings or other objects from the grounds. Maintenance is provided on a year round basis. Bushes and trees are replaced as deemed desirable and funds permit.

TRASH REMOVAL: Trash is picked up on Monday and Friday.

SPRINKLERS: Cost of operation and maintenance of the system and water and electricity used.

SNOW REMOVAL: Generally snow will be removed from the streets when it reaches an accumulation of 3". Walks and steps cleared of snow and ice as needed. There are ice melt containers with ice melt available to all residents upon request.

SECURITY LIGHTS: Exterior lights – pole lights and carport lights are replaced as needed.

EXTERIORS: Includes painting, roofs and guttering and fence maintenance. Does NOT include individual doors and windows or front porch lights

STREETS: Maintenance as budget restrictions permit.

POOL: Maintenance and upkeep on pool. To reserve the pool for a private pool party, contact the Colonial Oaks bookkeeper at Weigand-Omega Management, Inc. at 263-2215.

ADMINISTRATIVE EXPENSES:

- a. Management Company's service charge.
- b. Stationery and postage costs of the Association.
- c. Associations taxes – local, state, and federal.
- d. Worker's compensation insurance.
- e. Legal fees.

Should you have any questions, your officers or Weigand-Omega Management, Inc. will be happy to discuss them with you.