

CAMBRIDGE VILLAGE ASSOCIATION RULES & REGULATIONS

January 16, 2024

CAMBRIDGE VILLAGE BOARD OF DIRECTORS

CAMBRIDGE VILLAGE COMMUNITY RULES & REGULATIONS

SECTION 1

The Rules and Regulations of Cambridge Village are reviewed annually and published periodically as a supplement to our Declaration of Condominium and Bylaws. They are intended for information, guidance and compliance by all residents, **owners, tenants, and guests**. In order to maintain a beautiful and inviting community, all residents, **owners, tenants, and guests** must consider how their actions impact and affect other community members and the overall appearance of our community. All Cambridge Village residents, **owners, tenants, and guests** are responsible for following and adhering to all state laws as well as the Rules and Regulations of Cambridge Village. Unit owners are responsible for the actions of their guests and renters. Fines will be imposed for infractions.

Cambridge Village is an adult community catering to senior persons 55 years of age or older. Occupancy requires at least one permanent resident, **owner or tenant** to meet this age requirement.

SECTION 2 – ADDENDUM & WORK ORDERS

All Addendums and Work Orders must be submitted to the Cambridge Village office to be considered for **board** approval. Emergency structural damage requiring immediate repair or replacement should be brought to the immediate attention of a Board member and an emergency board meeting can be held to review the required work. If you are not sure if your repairs or improvements require an addendum, fill out an addendum to avoid controversy or a fine.

2.1 ADDENDUM: An Addendum is required to make **ANY PHYSICAL** changes to the outside of your unit. No changes may be made to the exterior of a unit without the written prior approval of the Board via an Addendum. Fines will be imposed and pursued if work is done without an approved addendum. Work done under an Addendum is at the owner's expense. Examples of work requiring an Addendum are: trees planted or removed, replacing exterior windows, doors, or light fixtures, painting driveways, patio improvements, erecting fences and roof replacement. Building permits are also required per county code for replacing exterior windows, doors, erecting fences and roof replacement. Unit owners are to comply with all state, county and local building codes and secure any required permits for interior or exterior remodeling, **where county permits are required, it is the responsibility of the homeowner.**

An Addendum must be approved by the Board of Directors. An Addendum must be signed by the owner making the request. There may be only one (1) repair or improvement requested on each Addendum. All work must be completed within ninety (90) days of the start of the project. An Addendum expires after one (1) year from the date it is approved if the work requested has not started. An expired Addendum must then be re-submitted for approval by the Board.

2.2 WORK ORDERS: A Work Order is submitted for work to be completed by the Association at the Association's expense. The work order must be filled out completely by the unit owner and submitted to the office. Examples of work that the Association is responsible for are: carport posts, lawn problems, yard lights, garbage silo replacement cans, asphalt driveway recoating, soffits, fascia boards and minor crack repairs to stucco coating of a unit's exterior walls.

Unit owners are liable and responsible for the maintenance and repair of all air conditioning and heating equipment, roofs, windows, screens, appliances, fans and any other equipment or personal property. No work orders are required for these repairs, but addendums are required in some cases.

SECTION 3- BUILDINGS

Unit owners are reminded that a minimum five (5) foot easement exists between each unit for emergency, maintenance and access to common areas. Owner's lots are generally considered WHAT THE MANATEE **COUNTY PROPERTY APPRAISER** SHOWS.

3.1 DRIVEWAYS: Painting of all driveways, patios or sidewalks is limited to three colors; gray, tan or off white. Driveways may be etched with the same basic colors (gray, tan or off white) with a muted design. **Current green paint may stay until such time the owner chooses to repaint. The owner is responsible for changing the color to a current approved color at that time at their cost.** Paver stones or tile are also allowed on carports, patios, and sidewalks in similar colors. Asphalt driveways may be replaced with concrete with the Association and unit owner sharing the cost, **with the association paying up to \$700.** An approved Addendum is required before any work begins.

3.2 HURRICANE SHUTTERS: In compliance with Statute 718.113(5), the following specifications have been adopted for the installation of hurricane shutters on any building located within the confines of Cambridge Village.

A. Hurricane shutters may be installed by unit owners. An approved Addendum is required before any work begins.

1. Color: White, Beige, Ivory, Clear **or Silver**
2. Style: Current County Building Code approved.

- 3. Materials: Current County Building Code approved materials.
- B. Installation, maintenance, repair and general appearance shall be the sole responsibility of the unit owner.
- C. Hurricane shutters installed prior to the effective date of these specifications shall be “grandfathered in.”
- D. **In anticipation of a storm** Emergency Hurricane plywood over windows may be used but must be removed when the hurricane has passed. No open storage of the plywood is allowed in the carport after the storm. Plywood must be removed five (5) days after a storm. **Failure to do so may result in a fine of \$100.**

3.3 VINYL FENCES: Vinyl fences may be installed by unit owners around side and back patios of perimeter units and on the property line. Interior units may have a fence around side patios and at the sides of back patios. An approved Addendum is required before any work begins. Installation, maintenance, repair and general appearance shall be the sole responsibility of the unit owner.

- A. The perimeter unit’s property line fences shall be WHITE.
 - 1. The style shall be the vertical tongue and groove type.
 - 2. Maximum section length between posts shall be **no more than eight (8) feet in length.**
 - 3. Maximum height shall be six (6) feet.
 - 4. All posts shall be encased in concrete below ground level.
- B. All patio fences shall be ALMOND/TAN. Perimeter units may have fences around side and back patios. Interior units may have fences around side patios and on the sides of back patios.
 - 1. The style maybe:
 - a. The vertical tongue and groove type.
 - b. The vertical shadow box type.
 - c. No lattice design at either top or bottom.
 - 2. Maximum section length between posts shall be **no more than eight (8) feet in length.**
 - 3. Maximum height shall be six (6) feet.
 - 4. All posts shall be encased in concrete below ground level.

3.4 WOODEN FENCES: Existing wooden fences may be **repaired** with like wooden fences and with the same Cambridge Village approved colors. An approved Addendum is required before any work begins. Installation, maintenance, repair, and general appearance shall be the sole responsibility of the unit owner. **No new wooden fences will be allowed.** Fines will be imposed for any infractions.

3.5 PATIO COVERINGS: Sunset Awnings and Sewn Sails are permitted as patio coverings and require an approved addendum and required county permits. Permanent awnings attached to the unit must be beige **or** striped with the standard driveway colors for uniformity. Stripes must be vertical. Awnings will be rolled up in the evening.

3.6 SCREENED PATIO ENCLOSURES: Perimeter, interior and lakeside units are permitted to install screen enclosures on back and side patios. An approved Board addendum is required along with a Manatee County permit before any work begins. Installation, maintenance, repair, and general appearance shall be the sole responsibility of the unit owner. All screen enclosures shall be white in color.

SECTION 4 – BUYING AND SELLING

4.1 SELLING: A unit owner intending to make a bona fide sale of his/her unit or any interest therein, even if inherited or received by transfer, shall notify the Board of such intention with written notice. When there is a pending sale, the seller must tell the buyer to arrange for a screening immediately.

A. The Association shall have the authority to perform credit and criminal background checks on all proposed purchasers, tenants and occupants. A nonrefundable one hundred twenty-five-dollar (\$125.00) fee per individual will be charged for the credit and background checks. The Association may deny any sale, lease, occupancy, or other transfer based on the results of any credit or background check. If the original application has been denied and the individual reapplies an additional rescreening fee of one hundred twenty-five dollars (125.00) will be charged. All purchasers must have a minimum credit score of 700 to be accepted.

B. The seller must present the Declaration of Condominium, Articles of Incorporation, By Laws and Rules and Regulations to the new owner at or before the closing. The cost of replacement documents is one hundred dollars (\$100.00).

C. The keys to the Clubhouse are to be turned into the Board Member **who oversees the clubhouse at the time of closing**. If they are not turned in there will be a fifty-dollar (\$50.00) charge per key assessed. The keys and the location of the mailbox are to be left in the unit along with the Rules and Regulations documents.

4.2 RENTING OR LEASING: **Pursuant to the Declaration of Condominium documents, a purchaser is prohibited** from renting or leasing their unit for a period of two (2) years

after date of purchase. After two (2) years a unit owner may rent or lease their unit for not less than six (6) months. However, they may not rent their unit more than twice in one calendar year. A unit owner must notify the Board with written notice of intention to rent/lease their unit. All prospective renters must be screened by the Screening Chairperson prior to moving into the unit. A one hundred twenty-five dollar (\$125.00) per individual screening fee is required prior to or at the time of screening. Unit owners that fail to have their occupants screened will be subject to a fine of at least double the screening fee. Homeowners insurance (HO3) must be carried by the unit owner at all times and a copy of the current declaration page must be on file in the Cambridge Village office. Renters may enjoy all the social and recreational facilities for the duration of their stay.

A. Only one (1) "FOR RENT" or "FOR SALE" sign is permitted per unit. The size must not exceed twenty-four inches by twenty-eight inches (24"x28") and must be placed inside the screen door or a front window. No other sign may be posted without the Board approval. No advertising or political signs are allowed. "Open House" signs must be removed upon completion of the open house.

4.3 GUESTS: Any caretaker, occupant, or guest that occupies a unit for more than 30 days within a 12-month period shall be deemed to be a tenant and shall be subject to all applications and approved requirements. All will be subject to a background check.

SECTION 5 - CLUBHOUSE

5.1 QUESTIONS: Questions about the Clubhouse may be directed to the Board Member who oversees the clubhouse (BOD Clubhouse Director).

5.2 RESERVING THE CLUBHOUSE: Residents may reserve the Clubhouse facilities for private social gatherings such as anniversaries, birthdays, etc., subject to Board approval and the following conditions:

A. Request for reserving the Clubhouse should be made in writing to the Board of Directors (BOD) Clubhouse Director at least fourteen (14) days in advance of a planned event for approval. Memorial services are exempt from the fourteen (14) day notice.

B. Once approval is received a security deposit of two-hundred-fifty dollars (\$250.00) payable to the Cambridge Village Association shall be given to the BOD Clubhouse Director. The deposit is refundable in whole or part, subject to physical inspection by the BOD Clubhouse Director following the event. Members are

responsible for all children and guests. Reserving the use of grills will require a \$20 deposit and a \$5.00 gas fee (payable to the social committee). The \$20 deposit will be refunded if the grills are left cleaned.

C. Reservations may not be made for gatherings of an outside group having political, business, or similar type purpose.

D. Clubhouse facilities which may be reserved consist of: the kitchen, grills, large meeting room and lavatories. The ladies' and men's card rooms (including pool table) may not be used. No Association property may be taken from the Clubhouse.

E. Scheduled Cambridge Village activities will take precedence over private events.

F. Residents reserving and using the Clubhouse facilities will be directly responsible to the **BOD Clubhouse Director** for the following:

1. Removal of all trash, garbage, recyclables, and other refuse from the Clubhouse to the outside trash and recycle containers.
2. Sweep the floor and cleanup spills.
3. Ensure that all burners and oven are turned off.
4. All water faucets are turned off.
5. All kitchen equipment, service ware and towels are to be washed /cleaned and placed back in their proper places.
6. Securing the Clubhouse by turning off all lights (inside and outside), turning off the air conditioning/heating unit, closing any opened windows and locking all doors.
7. **Tables and chairs must be taken down and stored in their proper place.**

5.3 NO SMOKING: There shall be **NO SMOKING** inside the Clubhouse. **Smoking in the pool area is allowed only in the area designated by signage.**

5.4 CLUBHOUSE HOURS: The clubhouse is closed to all residents and guests from 11:00 pm to 6:00 am and during the time of cleaning posted on the bulletin board in the clubhouse. Exceptions to this rule may be made by the Board of Directors.

5.5 CHILDREN IN THE CLUBHOUSE: Children under the age of eighteen (18) may not use the pool table in the men's card room. Children under the age of eighteen (18) may use the other recreational facilities but must be accompanied by a resident or other responsible adult at all times.

SECTION 6 – NON-COMPLIANCE FINES, LIENS, NOTIFICATION PROCESS AND APPEALS

6.1 NON-COMPLIANCE FINES:

A. The Board of Directors will levy a fine on a unit owner that violates the Rules and Regulations of the Association. A violation is defined as an infraction of a rule/regulation. **One written warning will be issued before a fine is imposed.**

The fines will be imposed as follows:

- 1) Infraction of a rule (i.e.: smoking in the clubhouse, disorderly carports,) upon notification by the Board of a violation – in a one-hundred-dollar (\$100) per day until the violation is resolved but not more than ten (10) days for a total fine of one thousand dollars (\$1000), for each infraction.
- 2) Failure to submit an Addendum to the Board for approval prior to making any changes to the outside of your unit will result in a one-hundred-dollar (\$100) fine per day until the Addendum is submitted not to exceed in total one thousand dollars (\$1000) for ten (10) days.
- 3) Addendums must be as set forth in **Section 2 – ADDENDUMS AND WORK ORDERS.**

B. If a unit owner is delinquent for more than 90 days in paying a monetary obligation due to the association, the right of the unit owner or a unit's occupant, licensee or guest's use of common elements, common facilities, or any other association property, will be suspended until the monetary obligation is paid.

C. The Association may also suspend the voting rights of a member due to non-payment of any monetary obligation due to the Association which is more than 90 days delinquent. The suspension ends upon full payment of all obligations currently due or overdue the Association.

D. INFRACTION OF CONDOMINIUM LAWS OR RULES AND REGULATIONS COMMITTED BY ANY UNIT OWNER(S) WHEREIN LEGAL ADVICE IS NECESSARY AND WHERE LEGAL FEES AND LIABILITIES ARE INCURRED, ALL LEGAL EXPENSES WILL BE PAID BY UNIT OWNER(S) WHO HAVE COMMITTED THE VIOLATION.

6.2 ACTIONS OF TENANTS: Unit owners are reminded that they are responsible for the actions of their tenants and therefore will be fined for the actions of their tenants.

6.3 APPEALS PROCESS referencing Statue 718.303

The Association will provide at least 14 days written notice and an opportunity for a hearing to the unit owner and, if applicable, its occupant, licensee, or invitee before a fine may be levied and a suspension of rights imposed.

A. The appeals committee will consist of unit owners (min 3, max 7) who are neither Board members or persons residing in a board member's household. An infraction of an Addendum will require immediate halt of work, until the issue is resolved.

- B. If the committee does not agree with the fine or suspension, the fine or suspension may not be levied or imposed.
- C. If a fine or suspension is agreed upon by the committee and imposed, the Board will levy the fine or impose the suspension at a properly noticed board meeting. After the imposition of such fine or suspension, the Board secretary must notify the unit owner and, if applicable, it's occupant, licensee, or invitee in writing, by registered mail or hand delivery.

SECTION 7 – GROUNDS

7.1 MOWING: Mowing the lawns, trimming the bushes and plants is the responsibility of the Association. A work order needs to be submitted to request changes to the Cambridge Village Maintenance shrub trimming specifications or maintenance schedules.

7.2 COMMON AREA PLANTING: No fences, trees or shrubs may be erected or planted on a unit site or common area without the written approval on an Addendum by the Board of Directors. Cambridge Village is responsible for maintaining all vegetation with the exception of fruit trees. **Trellises may be installed on or directly attached to a unit with the written approval of an addendum.**

7.3 WITHIN THREE (3) FEET OF THE UNIT: Planting of flowers and small shrubs within three (3) feet of the unit wall, patio and walkway is permitted. Under no circumstances are unit owners to plant on any common area without Board approval.

7.4 YARD REFUSE: All yard and lawn refuse must be left at the curb for pickup Monday through Friday by 4:00 pm. No yard or lawn refuse may be left at the curb on Saturday, Sunday or holidays.

7.5 TREE REMOVAL: Trees and bushes that may damage a unit may be trimmed or removed at the discretion of the Board of Directors. The affected owner is to be contacted prior to removal.

SECTION 8 – UNIT OWNERS

8.1 BUSINESSES: No business with hired employees may be operated from a Cambridge Village owner's unit.

8.2 ITEMS FOR SALE: Items for sale or for purchase may be posted on the bulletin board in the clubhouse. Notices will be removed periodically. Items for sale may not be left in the Clubhouse. Such notices may not be placed on the bulletin boards located at the front entrance of the Clubhouse. These bulletin boards are reserved for official notices and other activities for the Association.

8.3 CLOTHES LINES: Clothes lines of a removable collapsible type may be installed on the side, rear, or carport of the unit. Clothes lines must be taken down and stored after each use.

8.4 SALES: Carport/garage/lawn sales are strictly prohibited. Estate sales are allowed at the passing of a resident/owner.

8.5 CARPORT and FRONT SIDEWALKS:

A. The carport should be kept in a neat and orderly fashion. No furniture intended for indoor use is permitted in the carport area. Potted plants are allowed in the carport, patio and front sidewalk, but sidewalks and access to the units must be kept clear for emergency access. No open storage shelves are allowed in the carports. Vertical and Horizontal vinyl outdoor storage units with doors are allowed but must be secured in the event of a storm. Any outdoor furniture must be stored inside when the owner leaves for the season. No lattice may be installed on the carport. Pull down shades or bulkhead screen may be added to the sides of a carport with an approved Addendum. In addition to the present Rules and Regulations, the following items are being allowed by the Board in the carport: 2 *CHAIRS* and a *SMALL TABLE*, a 4-foot work bench, a hanging swing will be allowed as long as a vehicle can be parked in the carport AT THE SAME TIME.

B. Any and all water softeners will be enclosed by the unit owner. Refer to 8.6 below for specifications.

8.6 CONSTRUCTED CARPORT STORAGE CLOSETS: Unit owners who do not have an existing storage closet may install a closet on the carport wall facing the road with an Addendum approved by the Board. The closet will be generally no more than thirty-six (36) inches deep and not extend beyond a bathroom window on the side wall. The closet may have hinged or sliding exterior grade doors. The closet will conform architecturally to the unit and will not cover or impede any entrance door to the unit. The closet may be constructed of "T-111" or "Hardy Board" and must be painted to match the unit. All construction must conform to Manatee County building codes. Installation, maintenance, repair and general appearance shall be the sole responsibility of the unit owner but will be painted with the regularly scheduled painting of the house.

8.7 SOLAR TUBES: A unit owner may install “Solar Tubes” of approximately twelve (12) inches in diameter through their unit’s roof for additional sunlight with an addendum approved by the Board. All construction must conform to Manatee County building codes. Installation, maintenance, leaks, repair, and general appearance shall be the sole responsibility of the unit owner.

8.8 CONDOMINIUM FEE: The current **CONDOMINIUM MAINTENANCE FEE** is due on the first day of each month. Payments may be made through automatic checking account deductions, bank checks, or by mailing coupons with a check payment to the lockbox address at the rear of the coupon book. Payments received after the 10th day of the month are subject to a twenty-five-dollar (\$25.00) late fee and after twenty (20) days in arrears will be sent to collections. **THE MONTHLY CONDOMINIUM MAINTENANCE FEE WILL BE DETERMINED YEARLY AT THE TIME OF THE PASSING OF THE BUDGET.**

8.9 ESTOPPEL FEES: All and/ANY requested estoppels would be forwarded to Cambridge Village legal team for completion.

SECTION 9– INSURANCE

9.1 HOMEOWNERS INSURANCE: All unit owners must submit a copy of the declaration page of their *HO3* Homeowners Insurance policy **printed** out completely. The unit owner or renter must update yearly or as information changes. All information will be kept confidential.

9.3 ASSOCIATION INSURANCE: The Association maintains liability and hazard insurance on all common grounds, trees, lake, clubhouse, garage, shuffleboard courts and pool. Cambridge Village Condominium is a land condominium and is not required to insure individual owner’s units.

SECTION 10 – LAKE

10.1 LAKE MAINTENANCE: The lake is maintained by the Association and is on common property.

10.2 FISHING: The lake can ONLY be used for fishing by residents and guests. Children under thirteen (13) years of age must have an adult present when fishing. Children under the age of sixteen (16) do not need a license to fish.

10.3 BOATS: No boats, canoes or other watercraft are allowed on or in the lake.

10.4 NETTING: To promote the increase of the fish population there is to be no netting of fish.

10.5 TRASH: No trash is allowed in the lake or sewer system.

SECTION 11- MISCELLANEOUS

11.1 PETS: Two pets are permitted per household. Dogs and cats must be kept on a leash and under the control of their owner when outside. Animal size limits are twenty (20) inches at the shoulder. Owners are responsible for cleaning up when walking or exercising their animals. A fine of twenty-five dollars (\$25.00) per occurrence may be imposed for each cleanup violation, or owner control infraction.

11.2 VEHICLES: Automobiles, pickup trucks, and vans are permitted in driveways. Owner's vehicles with advertising on them may not be parked in their driveway. No motorcycles are permitted. Kayaks, canoes, and paddle boards no more than fourteen (14) feet long are allowed in the carport. They must be removed from the carport floor by hanging them horizontally on the carport posts, or they may be stored in an obscure manner when viewing the unit from the street. No campers, motor homes, boats, trailers, or golf carts are permitted in driveways. A seven (7) day permit to park these types of vehicles in the Clubhouse parking lot may be obtained from a Board member and may be renewed for an additional seven (7) days only.

11.3 PAINTING: Painting of all units is the responsibility of the Association. Painting is done on a six (6) year cycle. The painting schedule will be posted in December for the following year.

11.4 POOL:

THE POOL IS FOR USE BY RESIDENTS AND THEIR GUESTS ONLY

IN CASE OF EMERGENCY, CALL 911

THERE IS A PHONE NEXT TO THE OFFICE DOOR IN THE CLUBHOUSE

POOL CAPACITY: FIFTEEN

POOL HOURS: 7:00 AM TO 10:00 pm

NO RUNNING, DIVING, OR HORSE PLAY IS ALLOWED.

NO LIFE GUARD IS ON DUTY. SWIMMING IS AT YOUR OWN RISK.

NO GLASS IS ALLOWED WITHIN THE FENCED POOL AREA.

NO ANIMALS ARE ALLOWED WITHIN THE FENCED POOL AREA.

TOYS, TUBES OR FLOATS ARE ALLOWED IN THE POOL.

BABIES MUST WEAR A SWIM DIAPER WHEN IN THE POOL.

PEOPLE WITH OPEN CUTS OR SORES ARE NOT PERMITTED IN THE POOL.
NO BODY OILS OR SUNTAN LOTION OILS ARE ALLOWED IN THE POOL (THE USE OF
SUNSCREEN IS ALLOWED).

A SHOWER MUST BE TAKEN BEFORE ENTERING THE POOL.
SMOKING IS PERMITTED ONLY IN THE DESIGNATED AREA OF THE POOL.

PLEASE LOWER THE UMBRELLA WHEN LEAVING THE POOL AREA AND RETURN ALL
LOUNGERS TO THEIR ORIGINAL LOCATION. ACCESS TO RESTROOMS IS ALLOWED
DIRECTLY FROM THE POOL AREA ONLY. CHILDREN UNDER EIGHTEEN (18) MUST BE
ACCOMPANIED BY AN ADULT. NO WET BATHING SUITS ARE ALLOWED IN THE
CLUBHOUSE. THE POOL AREA IS UNDER SECURITY CAMERA SURVEILLANCE.

11.5 PARKING: Parking on the grass is prohibited at all times. Parking is permitted by
County regulation on Village streets. Parking on the Village streets for long periods of
time is discouraged. Campers, trailers, motorhomes, and boats on trailers must be
parked in the Clubhouse parking lot with a seven (7) day permit and can be reissued or
extended for an additional seven (7) days. Clubhouse functions may require these
vehicles be moved from the Clubhouse parking lot to accommodate parking for
Clubhouse functions. After the function, those vehicles must then be moved back to the
Clubhouse parking lot for overnight parking. Any deviations must be approved by the
Board.

A. NO OVERNIGHT PARKING OF CAMPERS, TRAILERS, MOTORHOMES, OR BOATS
ON TRAILERS IS PERMITTED ON COUNTY ROADWAYS PER MANATEE COUNTY
REGULATIONS. UNIT OWNERS ARE RESPONSIBLE FOR THE ACTIONS OF THEIR
TENANTS AND GUESTS IN REGARD TO PARKING.

11.6 TRASH/RECYCLING:

A. Currently trash is picked up on Monday and Thursday and must be put out early
Monday and Thursday mornings, or the night before after 5 pm. (If placing it out
the night before it must be in a solid container.) A handicap exemption may be
granted for exceptions.

B. Recycling is picked up on Monday only. The large blue Recycle container, with
wheels is used for recycling. The lid on the Recycle container explains what the
County will accept in the container as recyclables. The large blue recycle
containers are to be placed three (3) feet from the curb, with the opening facing
the street and the handle towards the curb, for collection. The recycle bins may be
staged at the curb on Sunday evening as collection is usually very early Monday
morning.

C. E-scrap (televisions, computer monitors, computers etc.) must be taken to the
E-scrap recycling center designated by the County. They will not be picked up at

the curb.

11.7 TREES:

A. COMMON AREA TREES: Trees that are currently located in the common area (except fruit trees) are the sole responsibility of the Association. The Association is responsible for all tree maintenance.

B. UNIT OWNER TREES: Trees located within ten (10) feet of the front and rear of a unit are the responsibility of the unit owner. Unit owners must understand that any branches hanging over roofs may be a hazard and may need to be trimmed at the unit owner's expense. The unit owner's Homeowners Insurance Policy must cover these trees in case of storm damage.

C. FRUIT TREES ON RESIDENT'S LOTS:

1. Fruit trees that have been planted in the past by unit owners will continue to be the sole responsibility of the current unit owner. This responsibility will be passed to the new owner when the unit changes ownership. The unit owner will be responsible for all fruit either on the ground or on the tree. Fruit trees that are located on common ground will be insured by the Association for storm damage. If a unit owner wishes to relinquish their responsibility for a fruit tree, notify the Board and the Association will either accept responsibility for the fruit tree or will have it cut down at the unit owner's expense.

2. A Board approved Addendum is required to plant new fruit trees either on common ground or within ten (10) feet to the front or rear of a unit. If the tree is planted on common ground, the unit owner will pay for the tree and installation. The Association will be responsible for trimming the tree. The unit owner remains responsible for removing the fruit from the ground and on the tree. If the tree is planted within ten (10) feet of the front or rear of the unit, the unit owner will be totally responsible for purchase, installation, maintenance, insuring the tree for storm damage and for cleaning up the fruit on the ground and on the tree. The unit owner will be required to sign an agreement making future unit owners aware of the tree responsibility. It is generally understood that trees may not be planted on the sides of a unit due to space limitations and the easement between units.

11.8 TELEVISION: The Association contracts for television and internet service at a bulk rate. The fees for television and internet are included in the monthly Cambridge Village Condo Fee.

A unit owner may choose to contract with another provider. If another provider is selected, the Association Condo Fee will continue with no deduction. A Board approved

Addendum is required before a satellite dish may be installed. No exterior electronic antenna or aerial shall be erected on condo property.

11.9 YARD LIGHTS: The low wattage yard lights are to be left on at all times. One yard light is connected through the circuit breaker panel on each unit. The lights must be left on when unit owners leave for the summer season. **A dawn to dusk photocell may be installed by the unit owner at the unit owner's expense.** The Association is responsible for maintaining the yard lights. Light fixtures, poles and light bulbs will be replaced or repaired with a Work Order. Submit a light repair Work Order to the office in the usual manner and it will be repaired on a priority basis for security and safety reasons.

12.0 BOARD OF DIRECTORS:

A. A person who has been suspended or removed by the division under this chapter, or who is delinquent in the payment of any monetary amount due the Association, is not eligible to be a candidate for Board membership and may not be listed on the ballot. A person who has been convicted of any offense in another jurisdiction which would be considered a felony if committed in this State, is not eligible for Board membership unless such felon's civil rights have been restored for at least five (5) years as of the date such person seeks election to the Board.

B. Neither Members of the Board of Directors of Cambridge Village nor persons residing in a board member's house may serve on any committee or organization that is involved in making rules or regulations for Cambridge Village. Such duplicate participation could lead to a conflict of interest.

13.0 CONCERNS:

Any concerns may be appealed only in writing by letter to the Board. You will receive a written response from the Board regarding your concerns.