

LONGVIEW MEADOWS

Rev. 8/93

"Schedule A" of the Association By-Laws
Rules and Regulations

Each townhome owner shall keep his/her townhome in a good state of preservation and cleanliness. He/She shall not allow anything whatever to fall from the windows or doors of the premises, nor shall he/she sweep or throw from the premises any dirt or other substance upon the grounds. Refuse shall be placed in proper refuse containers.

2. The landscaping provided as a standard feature for each townhome shall be maintained. Any damage caused by the townhome owner, their families, guests, tenants or animals must be replaced in a manner similar to original landscaping provided at the townhome owner's expense.
3. The sidewalk and entrances must not be obstructed or encumbered or used for any purpose other than ingress or egress to and from the townhomes.
4. Townhome owners shall not cause or permit any disturbing noises or objectionable odors to be produced upon or to emanate from their townhomes.
5. Townhome owners shall not permit or keep upon their lots any inflammable, combustible or explosive material, chemicals or other dangerous substances.
6. Water closets and other water apparatus in each townhome shall not be used for any purpose other than those for which they were designed, nor shall any sweepings, rubbish, rags or other articles be thrown into same. Any damage resulting from misuse of any water closets or other apparatus in a townhome shall be repaired and paid for by the owner of such townhome.
7. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any townhome owner on any part of the outside of any townhome or building, hung from windows or placed in window sills, without the prior written consent of the Board of Directors.
8. No awnings, aerials, machines 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 premises, without the prior written consent of the Board of Directors.
9. No owner or licensee shall install wiring for electrical, television antennas or radio antennas without the prior written consent of the Board of Directors.
10. Townhome owners, their employees, customers, and visitors shall not at any time or for any reason whatsoever enter upon the roof of any townhome or building, without the prior written consent of the Board of Directors.
11. The Board of Directors or its designee shall have the right of access to any townhome for the purpose of making inspections, repairs, replacements, or improvements, or to remedy certain conditions which would result in damage to other portions of the townhome cluster. In the event that vermin, insects or other pests are discovered, the Board of Directors or its designee may take such measures as it deem necessary to control or exterminate same.
12. Owners shall not permit or suffer anything to be done or kept in their townhomes which would increase the rate of fire insurance thereon or on the Association as a whole.
13. No noxious or offensive activity shall be carried on in any unit or in the common elements, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other owners or occupants.
14. No "FOR SALE" signs or other window displays or advertising are permitted on any part of the property, except with the written approval of the Board of Directors. The right is reserved by the Board of Directors to place "FOR SALE" signs on any unsold or any unoccupied townhomes.
15. No townhome owner shall alter, impair or otherwise affect the common elements without the prior written consent of the Board of Directors.
16. The storage of boats, trailers or recreational vehicles is prohibited.
17. Complaints regarding service or operation of the management shall be made in writing to the Board of Directors.

18. Hanging, cleaning, or bearing garments, rugs or the like from or on the windows, porches or facades of the townhomes, or other areas of a similar nature is prohibited.
19. Throwing garbage or trash outside disposal installations, if provided for such purposes, is prohibited.
20. All damage to common elements or to the exterior surfaces of individual units caused by the moving or carrying of articles therein shall be the responsibility of, and shall be paid for by, the owner or person in charge of such articles.
21. Townhomes shall be occupied and used by their respective owners only as private dwellings for such owners, their families, tenants and social guests, and for no other purpose whatsoever.
22. No townhome or portion of a townhome may be rented without the written consent of the Board of Directors, or used for commercial purposes.
23. Water shall not be kept running for an unreasonable and unnecessary length of time.
24. Townhome owners, their families, guests, tenants, and employees will abide by the following parking and traffic regulations:
 - A. Horns are to be used only when necessary for the safe operation of vehicles.
 - B. Vehicles are to be parked on driveway. Owners shall not park, nor shall they permit their families, guests, or tenants to park on the driveways of other owners, or in such manner as to prevent ready access to the driveways of other owners. Improperly parked vehicles are subject to removal at their owners' expense.
 - C. The number of vehicles for personal use on a lot shall not be more than three (3).
 - D. Cars which are unlicensed, inoperative or what may be commonly called "junkers" shall not be stored outside on the lot or street.
 - E. Trailers, motor homes, recreational vehicles, snowmobiles, boats, motorcycles, commercial or vehicles incidental to the operation of a business shall not be stored outside on the lot or street.
25. Townhome owners shall be permitted to keep two (2) dogs or two (2) cats, or one (1) dog and one (1) cat only if such animals do not disturb or annoy other residents. Owners keeping domestic animals shall abide by municipal sanitary regulations and shall be responsible for any inconvenience or damage caused by such animals. Dogs must be kept on a leash at all times. Notwithstanding the foregoing, no livestock or poultry of any kind shall be raised, bred or kept on any part of the property.
26. Any consent or approval given under these rules and regulations may be added to, amended or repealed at any time by resolution of the Board of Directors.
27. A townhome owner may apply to the Board of Directors for a temporary waiver of one or more of the foregoing rules. Such temporary waiver may be granted by a majority of the Board of Directors, for good cause shown, if in the Board's judgement, such temporary waiver will not interfere with the purposes for which the Association was formed.
28. Assessments approved by the Board of Directors are listed in Appendix "A" of Schedule "A".
29. A copy of these regulations shall be furnished to each townhome owner.

THE BOARD OF DIRECTORS RESERVES THE RIGHT, SUBJECT TO APPROVAL BY A MAJORITY OF TOWNHOME OWNERS, TO AMEND, REPEAL, OR ADD TO THESE RULES AND REGULATIONS FROM TIME TO TIME AS MAY BE DEEMED NECESSARY FOR THE SAFE AND EFFICIENT MAINTENANCE OF LONGVIEW MEADOW TOWNHOME DEVELOPMENT AND FOR THE COMFORT AND CONVENIENCE OF THE OCCUPANTS THEREOF.

LONGVIEW MEADOW HOMEOWNER'S ASSOCIATION

P.O. Box 260
LIVONIA, NEW YORK 14487

STORAGE SHEDS

The Architectural committee
developed the following guidelines for storage sheds.

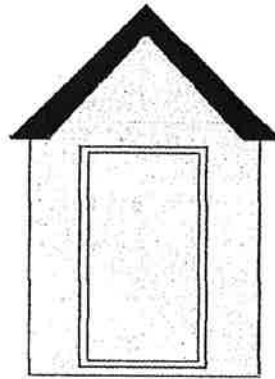
Dimensions

8' W x 8' L,

8' W x 10' L,

or 8' W x 12' L

10' H at peak



- Wood Construction (T-1-11 siding)
- Door 8' H x 4' W Same wood material
- Roof Peak to mirror townhouse (not barn)
- Black Shingle Roof
- Painted or stained color scheme to match townhouse (i.e. gray, white trim)
- Maximum of 2 windows (1 on right and/or left side; 18' x 18' Plexiglas)
- Shed is to be placed at rear lot line
- Must not extend beyond the townhouse side line of the building {end units}
- Repairs and maintenance is the responsibility of the homeowner. Shed is to be kept in a good state of preservation and cleanliness. Any damages to other property resulting from sheds are the shed owners' liability.
- Sheds can not be permanently attached to the property.

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BACKYARD FENCES

Architectural Committee - October 2001.

The guidelines for fences are as follows.

- Maximum length - 56 feet (min. 30 ft from rear lot line)
- Width - 20 feet
- Height - 3 feet
- Dog ear boards white vinyl (no maintenance)
 or pressure treated lumber (clear sealed yearly)
- Gate must be a minimum of 5 ft. wide to allow mower access.
 If there is no gate - mowing service will be the responsibility of
 the homeowner and must be maintained.