



Deitzel Road

Callatin Road

Lake Shore Drive

Callatin Drive

Basswood Way

Lehman Lane

Callatin Shore Road

- 96, 95, 94, 97, 93, 92, 91, 90, 89, 86, 85, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1

Article X

Restrictions and Rules

1. No noxious or offensive trade or activity shall be carried on upon the common elements or in any unit nor shall anything be done upon the property or in any unit which may be or become a violation of any health, fire or police or other governmental law, rule or regulation, or a nuisance or annoyance to the unit owners or neighborhood. Any violation of any law, order, rule or regulation, or requirement of any governmental authority or the Board of Directors, including lake regulations, shall be remedied by and at the sole cost and expense of the unit owner or unit owners whose unit or units are the subject of such violation.
2. No noise, disturbing to the unit owners, shall be made upon the common elements or in any unit, and nothing shall be done or permitted to be done in or about the common elements or in any unit that interferes with, obstructs or violates the rights, reasonable comforts or convenience of the unit owners.
3. Nothing shall be kept in any unit which may in any way increase the rate of insurance on the buildings, or other common elements, beyond the rate established therefore when and as used for the purposes permitted under the Declaration and By-Laws; and further, nothing shall be done or permitted to be done that will conflict with any law, rule or regulation.
4. No vermin, insects or other pests shall be allowed to remain in any unit, nor shall any such unit be permitted to remain in an unclean or unsanitary condition. In order to assure compliance with this subparagraph, the Board of Directors, its agents, servants, employees and contractors may enter any room or any unit in the Project at any reasonable hour of the day, after reasonable notice, for the purpose of inspecting such room or unit for the presence of any vermin, insects or other pests, and for the purpose of taking such measures as may be necessary to control or exterminate such vermin, insects or other pests.
5. Neither clothing, curtains, rugs, towels or other article shall be shook from or on the walkways, stairways, windows, doors, landings, porches, and/or balconies nor shall anything be placed on or hung from the windows, porches, and/or balconies or the front facade, or thrown from doors, windows, porches and/or balconies, nor shall any sign of any kind be displayed upon the property except to the extent permitted by the Board of Directors or by the declaration.
6. The maintenance, upkeep, breeding, boarding and/or raising of animals, livestock or poultry of any kind, regardless of number, shall be and is hereby prohibited within any unit or upon the common elements, except that this shall not prohibit the keeping of no

more than two dogs, cats, or caged birds as domestic pets by unit owners only, provided that they are not kept or maintained for commercial purposes or for breeding nor housed on any common element. Pets shall be kept under their owner's control and on a leash at all times and shall not be permitted to be a nuisance. (A) pet's owner shall be responsible for promptly picking up and disposing of all of the pet's body non-liquid waste.

7. All units shall be maintained with a minimum interior temperature sufficient to avoid freezing pipes in the winter months.

8. Use of the buffer strip (waterfront area) is subject to the Maryland Department of Natural Resources General Provisions, Title 08. Items such as beachable watercraft storage, and overall general maintenance of the buffer strip area will be under the responsibility of the Council.

9. All trash shall be placed in proper receptacles.

10. Motor vehicles shall be parked only in designated areas. No unlicensed or junk vehicles or trucks rated one ton or more shall be parked overnight.

11. No industry, business, trade, occupation, or profession of any kind, commercial, religious, educational, or otherwise, designed for profit, altruism, or otherwise, shall be conducted, maintained or permitted on any part of the Property, nor shall any "For Sale", "For Rent" or "For Lease" signs or other window displays or advertising be maintained or permitted on any part of the Property or any Unit therein.

12. Draperies, curtains, or blinds on windows and doors shall be installed only at the direction of and conform to standard specified by the Council of Unit Owners or developer and no exterior television antennas are permitted.

13. The Board of Directors may adopt additional rules and regulations as set forth in Section 11-111 of the Maryland Condominium Act.

14. Disputes shall be settled as set forth in Section 11-113 of the Maryland Condominium Act.

15. No tables, umbrellas, building, or other fixture, permanent or non-permanent shall be placed on the common elements at any time without the consent of the council.

16. All boats, motor homes, trailers, and other recreational vehicles and automobiles in a number in excess of the designated parking spaces for each unit shall be stored only in designated areas.

Article XI

Architectural Control

1. **Common Elements and Unit Exterior.** Except for the original construction of the units situate within the Project by the Developer, and any improvements to any unit, or to the common elements accomplished concurrently with said original construction, and except for purposes of proper maintenance, and repair or as otherwise in these By-Laws provided, it shall be prohibited to install, erect, attach, apply, paste, hinge, screw, nail, build, alter, remove or contract any lighting, shades, screens, awnings, patio covers, decorations, fences, aerials, antennas, radio or television broadcasting or receiving devices, slabs, sidewalks, curbs, gutters, patios, porches, driveways, walls, or to make any change or otherwise alter (including any alteration in color) in any manner whatsoever to the exterior of any unit or upon any of the common elements within the Project unless previously approved by Council .

2. **Permitted Improvements.** Interior alterations and improvements are permitted in conformity with Sections 11-115 of the Maryland Condominium Act.