

The Cottages Homeowners' Association, Inc.

Rules and Regulations

(These Rules and Regulations are subject to change from time to time as herein provided)

For the protection and safety of you and other members of your family, and your guests, visitors and invitees, and to ensure the maintenance of an uncluttered, first class, upscale residential community environment at The Cottages on Seneca (the "Cottage Community"), the following Rules and Regulations will apply generally to, and to all of the residential lots (the "Cottage Lots") within, the Cottage Community:

1. *General Statement:* It is the express intention of The Cottages Homeowners' Association, Inc. (the "HOA") to establish and maintain a safe, well-kept and uncluttered environment reflecting a first-class, upscale residential community.
2. *Private Use:* It is intended that the common lakefront area comprising a part of the Cottage Community (the "Lakefront Area") be a shared amenity, available for general use by all of the tenants of the Cottage Community and any other parties having a valid claim to use the same. Nevertheless, rules may be established by the Board of Directors of the HOA (the "Board") from time to time pertaining thereto, and it is expressly understood that one or more tenants of the Cottage Community and others having a valid right to use the Cottage Community's Lakefront Area may reserve for private use the pavilion and firepit on the Lakefront Area, but with priority being given to the requests of tenants of the Cottage Community. Unless the Board agrees otherwise, however, any such reservation must be for a specific time period not to exceed three hours. Any applicable charge as determined by the Board from time to time for the reserved use of the Lakefront Area must be paid at the time such reservation is booked. The Board will keep all such charges received in a reserve account (the "Reserve Account"), and such monies will be used for the same purposes as the \$50 monthly charge payable by each ground tenant for contingency repairs and replacements. No use of the Lakefront Area will serve to prohibit access to and/or tenant use of any boat slips or personal watercraft there stored.
3. *Alcoholic Beverage/Drug Consumption:* Alcoholic beverages may be consumed in moderation at the Lakefront Area, but any intoxicated or disorderly individual may be required to leave those premises. No unlawful drugs may be consumed in such area or any other common area within the Cottage Community.
4. *Trash Storage/Pickup:* All trash, debris and refuse generated by you and other

members of your family and your guests, visitors and invitees must either be stored in appropriate trash containers located on your Cottage Lot, or in the dumpsters located as shown on the Community Layout. It will be the Board's responsibility to arrange for the removal of such trash, debris and refuse from such dumpsters (but not from the personal trash containers on your Cottage Lot) on a periodic basis.

5. *Vehicle Storage:* Only automobiles, motorcycles and other vehicles in daily use may be temporarily parked in the open on your Cottage Lot. Boats, jet skis, trailers and similar items of personal property not in daily use may not be parked or stored in the open on your Cottage Lot, but must be parked or stored in the garage comprising a part of your residence, or in a suitable outbuilding approved by the Board.
6. *Exterior Maintenance/Appearance:* The exterior of your residence and outbuilding, and the remainder of your Cottage Lot, must at all times be well-kept and maintained, with toys, equipment and other personal property being properly stored in your Residence, its garage or approved outbuilding when not in use. While the Board will be responsible for the periodic mowing of grass, it will be your responsibility to properly maintain, groom and trim landscaped areas comprising a part of your Cottage Lot.
7. *Noise/Other Nuisances:* The creation of excessive noise within the Cottage Community is prohibited. You and other members of your family, and your guests, visitors and invitees will be expected to refrain from conduct and activities causing a disturbance or public nuisance within the Cottage Community. If you are seriously disturbed by conduct or activities at one or more of the other Cottage Lots within the Cottage Community, or at the Lakefront Area, please call the Yates County Sheriff's Department (315-536-4438).
8. *Use of Lakefront Dock and Boat/Personal, Watercraft Slips.* The existing dock and twenty-nine of the existing boat/personal watercraft slips shall be used and maintained as provided in Exhibit A attached hereto, as the same may be hereafter amended and supplemented in accordance with the provision below.
9. *Amendment/Supplementation.* These Rules and Regulations may be amended, modified and/or supplemented from time to time as the Board may reasonably see fit, so long as any such amendment, modification and/or supplement is consistent with the purpose of maintaining an uncluttered, first class, upscale residential environment. Each residential lot tenant will be notified by e-mail of any changes hereto.
10. *Interpretation.* The Board will have the right to interpret these Rules and

Regulations in such a manner as it may reasonably believe will promote the interests of the Cottage Community and the perceived value of all of the Cottage Lots collectively, and/or will facilitate the maintenance of a safe, well-kept and uncluttered environment reflecting a first-class, upscale residential community environment. Its interpretation hereof will be binding on all tenants of the Cottage Community.

11. *Enforcement.* The Board may request the Yates County Sherriff's Department to assist it in the enforcement of these Rules and Regulations, and additionally may seek to have a court of competent jurisdiction issue an injunction against conduct or activities contrary to the provisions hereof.
12. *Use of the Term "Board":* The term "Board" when used herein shall mean the developer of the Cottage Community until the actual Board of the HOA becomes fully functional.

Last revised 10-19-2022