

SYNOPSIS OF RULES AND REGULATIONS FOR GOLF WEST SUBDIVISION

Golf West subdivision operates under the articles of incorporation filed with proper local authorities. A statement of reservation, restrictions, taxes and assessments provides the control necessary to protect the integrity and appearance of the neighborhood.

Any specific questions regarding building requirement, additions, lot line building set backs or controls of exterior appearance should be referred to the actual documents .

In general, all property owners are entitled to the enjoyment of all common areas established by the subdivision map of Golf West. Provisions are made for the establishment of perpetual easements along all lot lines for installation and maintenance of utilities.

All property owners are members of the Golf West Property Owners Association and are entitled to vote on any assessments, special assessments or any actions proposed that affects the subdivision as a whole. Special meetings must be announced in writing thirty days in advance. 51% of property owners in attendance, or voting by proxy shall constitute a quorum. A 2/3 majority of those voting is required to approve any annual assessments or special assessments.

All new construction, additions and exterior improvements as well as any screen planting, mailboxes, walls, fences and exterior lighting must be approved by the architectural committee to protect the harmony of the neighborhood. Building setbacks of twenty feet for side lot lines, fifty feet for front and rear setback lines and seventy feet lake or golf course setback lines are required unless approved by the architectural committee.

Parking or storage of trucks, campers, self motorized camping vehicles, buses and tractors is prohibited unless they are kept in a garage or well screened enclosure.

No animals or poultry other than house pets are allowed. All pets must be confined to the owner's property.

These Rules and Regulations apply to both property owner and any tenant of the property.