

**FIRST AMENDMENT TO SCHEDULE "RR" TO BY-LAWS - RULES AND REGULATIONS FOR GREEN CAY VILLAGE CONDOMINIUM, A CONDOMINIUM**

1. Section 1 – OCCUPANCY of Schedule “RR” to the By-laws is hereby amended to include the following which will be required for all new leases and lease renewals.

In addition to the requirements of Section 15.9 – Leasing, of the Declaration of Condominium of Green Cay Village, a Condominium, the following shall apply to all homeowners that lease their units.

Owners are required to provide to the Association, the Owner's current mailing address, together with the names and contact phone numbers of those residing in the Unit, a copy of the lease, and copies of the criminal background checks, prior to the lease holders move-in date. Activation of amenities, including clickers, will not commence until this information is provided.

**CRIMINAL BACKGROUND CHECKS** - The Owner is required to have a criminal background check conducted, at their expense, for all occupants over 18 years of age and will reject first time applicants and residents at the time of renewal, for any of the following criminal related reasons that have occurred within the ten (10) years prior to application date or while a Green Cay Resident, regardless of whether or not jail time was served or adjudication was withheld. Furthermore, if any resident or occupant is convicted or has been convicted of the following crimes during or prior to their residency at this community, it is the resident's responsibility to report this information to the Property Manager. A conviction is considered to be a material violation of the Lease Agreement and this community shall have the right to terminate the resident's lease.

- (a) felony conviction;
- (b) misdemeanor conviction involving crimes against persons or property;
- (c) any drug related conviction;
- (d) any prostitution related conviction;
- (e) any sex related conviction;
- (f) any terrorist related conviction;
- (g) any cruelty to animals related conviction;
- (h) any of the above related charges resulting in "adjudication withheld"; and
- (i) active status on probation or parole resulting from any of the above.

In addition, every lease shall specifically provide (or, if it does not, shall be automatically deemed to provide) that a material condition of the lease shall be the tenant's acceptance of the following Zero Tolerance Policy.

**ZERO TOLERANCE** - Any arrestable offense will not be tolerated, and is considered a material non-compliance of your lease agreement. Fighting of any kind is an arrestable offense. Gang related activity is an arrestable offense. Illegal drug use or the possession of illegal drugs is an arrestable offense. Violation of any of the following provisions is a material and irreparable violation of the lease and good cause for immediate termination of tenancy: gang-related – activity engaged in, on, or near the premises by any resident, household member or guest, and any such activity engaged in at Green Cay Village by any other person under the resident's control; drug related criminal activity engaged in, on, or near the premises by any resident, household member or guest, and any such activity engaged in at Green Cay Village by any other person under the resident's control; determination made by the Board of Directors that a household member is illegally using a drug; determination made by the Board of Directors that a pattern of illegal use of a drug or abuse of alcohol interferes or threatens the health, safety, or right to peaceful enjoyment of the premises by other residents.

In addition, every lease shall specifically provide (or, if it does not, shall be automatically deemed to provide) that a material condition of the lease shall be the tenant's acceptance of the following Pet Policy.

**PETS** - The following rules are to be observed:

- A pet is defined as a common household animal such as a dog, cat, bird, fish, hamsters or guinea pigs.
- 2 pets maximum with a weight limit of 40 pounds per pet.
- Breed restrictions include, but are not limited to: Spitz, Akita, Chow, German Shepherd, Bear-Dog and Eskimo Dog, Terrier Breeds: Pit Bull, Plummer and Black Russian Terrier, American or Bull Staffordshires; any mixes of these breeds are also restricted.
- Residents are required to reimburse the community for any damages caused by the pet.
- Pets must be on a leash at all times when outside the unit.
- Pets with a vicious or aggressive disposition will not be permitted.
- No exotic pets, including reptiles, ferrets, rabbits, etc...
- Do not tie or stake the pet outside the unit or leave it unattended on the patio.
- Animals assisting the physically challenged are welcome in our community with prior written notice to the management.
- Do not leave pet food outside. It attracts pests and rodents.
- Residents are not allowed to feed or harbor stray animals.
- Residents are required to pick-up and dispose of their pet's waste. Residents not picking up and disposing of their pet waste will be subject to a pet fine.

- Toilets are not designed to handle pet litter. Residents are required to pick up and dispose of their pet waste.
- Pets are not permitted in any amenity areas.
- Residents are not allowed to temporarily house a pet unless it meets these guidelines, and the appropriate fees and deposits are paid.
- If there is a conflict with Green Cay Village pet restrictions in the appropriate Green Cay Village Association, the more stringent restriction will govern.

2. Section 2 - USE of Schedule “RR” to the By-laws is hereby amended to include the following:

g) Smoking is prohibited in the breezeways, hallways, and stairwells of the condominium buildings and within the school bus stop depot. However, smoking is permitted in all other areas including within the individual units, on the patios of the individual units, and outdoors.

3. Section 7 (f) - PARKING of Schedule “RR” to the By-laws is hereby amended to include the following:

Changing oil, antifreeze, or other fluids and washing cars is not allowed.

Signed by the following Condominium Directors this \_\_\_\_ day of June 2010.

President – Peter Schulz \_\_\_\_\_

Vice President – Mark Tablinsky \_\_\_\_\_

Secretary/Treasurer – C. J. Maier \_\_\_\_\_