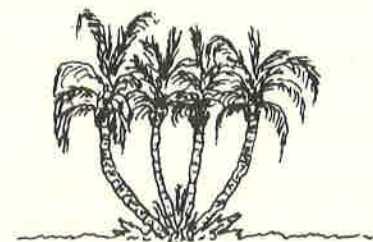


BROADMOOR VILLAS INC.



The following rules and regulations are intended for your comfort, safety, welfare and contentment. Your cooperation in abiding by these rules will be appreciated. They apply to all tenant owners, guests, and lessees.



- 1- Any questions or problems regarding your apartment, or the complex, should be reported to your "Board of Directors", not to the Service Company.
- 2- Improper conduct of any kind will not be tolerated.
- 3- No excessive noise permitted. Play radio or T.V. sets softly at all times. Please consider your neighbors.
- 4- No peddling, soliciting, or commercial enterprises are allowed.
- 5- No signs of any kind (including "For Sale") shall be displayed within the boundaries of " BROADMOOR VILLA ", except those used to indicate parking or other services.
- 6- Parking for owners only in " RESERVED " spaces, otherwise cars and trucks to be parked on street.
- 7- No storage of travel trailers, motor boats, or trucks at any time.
- 8- In order to maintain proper decor and appearance, no owner or guest shall hang or store clothes or other articles outside of the apartment or ground level storage room.
- 9- Absolutely no changes to outside of apartment will be made without the approval of Service Company. This includes color and type of door, wrought iron, shutters, etc. This must be adhered to as all apartments must be compatible.
- 10- No feeding of animals or birds allowed, as many undesirable animals and birds are attracted.
- 11- Children are welcome as visitors. However, should they cause a disturbance or damage to premises the resident host will be responsible.
- 12- Only small, quiet pets owned previous to purchase of an apartment will be allowed. If 60% of the owners vote by secret ballot that a pet is a nuisance, owner will dispose of such pet.
- 13- Because water pressure is high, and at full pressure is at times annoying, owners, guests, and lessees are urged to use less than maximum pressure for baths, showers, and all other purposes.
- 14- For reasons given in 13, members and guests are asked not to take baths, and showers after ten (10) P.M.
- 15- Garbage should be placed in plastic bags, sealed, and placed in heavy paper bags tightly closed before putting in barrels. Trash should also be placed in heavy paper bags and closed. Never put loose trash or garbage in barrels.
- 16- Anticipated normal occupancy of an apartment shall be considered to be not more than two persons, and shall be so designated in the Purchase Agreement and also in the Application for Transfer of Condominium Unit. This would also apply to leases or rentals. Any exception to this must be approved by the Board of Directors.
- 17- No apartment owner shall have the right to rent/lease his/her apartment without the approval of the Board of Directors. Rentals/leases shall be for a minimum of three months. Any exception to this must have the approval of the Board of Directors.
- 18- All officers, past and present, of BROADMOOR VILLA INC. shall be indemnified from any and all kinds of lawsuit or prosecution from any and all sources. Such indemnification to include any judgement to obtain as ~~result of such lawsuits and all legal~~