

Cherry Hill Townhouses Unit Owners Association

Summary of Rules and Regulations:

1. **Monthly Condominium Assessments**
The initial monthly assessment will be in the amount of \$95.00, subject to adjustment as set forth in the Declaration or Bylaws, and will be applied to expenses such as: Mowing, Irrigation, Trimming and Replacement of landscaping, Painting, Roof maintenance and repairs and other expenses deemed necessary by the Cherry Hill Townhouses Unit Association. The assessment will be billed semi-annually on 10/1 and 4/1.
2. **Yearly Village of Cherry Hill Neighborhood Association Dues:**
The Cherry Hill Townhouses are part of The Village of Cherry Hill Neighborhood Association which requires an annual fee of \$312.00, \$100 of which is for alley maintenance including snow removal. This fee covers use of the neighborhood pool, maintenance and irrigation of common areas and other neighborhood expenses.
3. **Other Assessments:** The Cherry Hill Townhouses Unit Owners Association Executive Board may determine that other special assessments are required.
4. **Insurance:** The Cherry Hill Townhouses Unit Owners Association will carry a Condominium Association Insurance Policy payable proportionately by the unit owners. Individual unit owners will carry Condominium Unit Owners Insurance.
5. **Pets:** If pets are kept in a Unit, they must be kept inside or on a leash at all times if outside of the Unit. Pets may not be a nuisance to others and shall be kept in compliance with local leash law and applicable ordinances by the City of Columbia.
6. **Plantings:** Unit Owners may plant flowers and gardens in areas designated for each unit's specific use with the prior written consent of the Executive Board.
7. **Fences:** All fences must be approved by the Executive Board and shall be constructed of wood and stained to match the Cherry Hill Town Center fence color.

PARTIES INTERESTED IN THE PURCHASE OF A CONDOMINIUM UNIT UNDERSTAND AND AGREE THAT THIS DOCUMENT HAS BEEN PREPARED IN GOOD FAITH AND SERVES ONLY AS A BRIEF SUMMARY OF THE DECLARATIONS OF CONDOMINIUM OF CHERRY HILL TOWNHOUSES AS RECORDED WITH THE RECORDER OF DEEDS OFFICE FOR THE COUNTY OF BOONE, STATE OF MISSOURI. THIS DOCUMENT IS NOT INTENDED TO SATISFY THE REQUIREMENTS OF AN ORIGINAL SALES CERTIFICATE. THE DECLARANT AND UNIT OWNERS ASSOCIATION SHALL NOT BE HELD LIABLE FOR ANY ACTION OR EVENT THAT COULD BE CONSTRUED AS MISLEADING UNDER THIS DOCUMENT. ALL PARTIES HEREBY ACKNOWLEDGE AND AGREE THAT THEY ARE NOT RELYING ON THIS DOCUMENT FOR THE PURCHASE OF A CONDOMINIUM UNIT AND THAT IT IS THEIR SOLE RESPONSIBILITY TO REVIEW SAID DECLARATIONS OF CONDOMINIUMS AND RESTRICTIONS PRIOR TO ENTERING INTO A PURCHASE AGREEMENT.