

RULES AND REGULATIONS

(Revised March 2026)

The Indian Condominiums and Indian Lake Garden Homes

These Rules and Regulations are adopted for the safety, comfort, and enjoyment of all residents. The Declarations of the Association remain the primary governing documents and supersede these rules where applicable.

I. OCCUPANCY

1. No more than **two unrelated persons** may occupy or reside in any dwelling without prior written approval from the Board of Directors.
 2. Maximum occupancy limits are as follows unless written approval is granted by the Board:
 - **Three-bedroom units:** Five (5) persons
 - **Two-bedroom units:** Four (4) persons
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II. PARKING AND VEHICLES

1. **Vehicle Limits**
No more than **two (2) vehicles per unit** may be parked or maintained on Association property.
 2. **Restricted Vehicles**
The following vehicles or equipment are **not permitted to be parked or stored** on common areas, streets, or parking pads:
 - Commercial vehicles
 - Boats
 - Campers
 - Recreational vehicles
 - Trailers
 - Similar equipment
 3. **Street and Common Area Parking**
Vehicles may not be parked in any portion of the common area or street not designated for parking except during temporary emergencies.
 4. **Inoperable Vehicles**
Inoperable vehicles may not remain on the property for more than **48 hours**. Vehicles may be tagged and towed after this time.
 5. **Vehicle Repairs**
Vehicle repairs of any type are **not permitted** on Association property.
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III. GARBAGE AND STORAGE

1. Garbage Containers

- Containers must remain **at the unit and out of sight when possible** except on designated collection days.
- Containers must be **clean and odor-free**.
- Containers must be **removed from the street by the end of the collection day**.

2. Trash and Debris

No burning of trash or accumulation of:

- Litter
- Lumber
- Scrap metal
- Building materials
- Refuse or waste of any kind

3. Storage

Equipment, woodpiles, and storage materials must be **kept on patios and maintained in a neat and orderly condition**.

IV. PET REGULATIONS

1. No animals, livestock, or poultry may be **raised, bred, or kept** on the property except household pets.
 2. Pets must be **on a leash and accompanied by the owner or guest** while on common property.
 3. Pets may only be walked:
 - On streets
 - In designated areas around the lake
 4. Owners must **immediately clean up pet waste** and carry a bag or pooper scooper.
 5. If a pet becomes a nuisance and corrective action is not taken, the Association may require **removal of the animal after written notice**.
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V. PATIOS, BALCONIES, AND EXTERIOR MODIFICATIONS

1. No improvements or alterations may be made to patios, balconies, or building exteriors **without prior written approval from the Board**.
2. Patio furniture and plants commonly used for patio areas are permitted provided they are **maintained in good condition**.
3. The Board may require removal of any furniture or items deemed:
 - Unsightly
 - Poorly maintained
 - Not in compliance with the rules

The Board's determination shall be **final and binding**.

VI. ANTENNAS AND SATELLITE DISHES

Exterior television or radio antennas, including satellite dishes, may **not be installed without prior written approval from the Board.**

VII. NOISE AND NUISANCE

1. No offensive activity or nuisance shall occur within any unit or common area.
2. Residents may not create or permit noises that **disturb or inconvenience other residents.**
3. No exterior sound devices such as:
 - Speakers
 - Horns
 - Sirens
 - Bells

may be installed except for security purposes.

VIII. POOL RULES

1. Pool hours are **8:00 AM – 10:00 PM.**
 2. The pool is for **residents, their families, and guests** only.
 3. All persons use the pool **at their own risk.** Management is not responsible for accidents, injuries, or lost property.
 4. Children **12 years of age or younger** must be accompanied by an **adult (18 or older).**
 5. Guests must be accompanied by a resident. Unless prior arrangements are made, the number of guests is limited to **one guest per resident family member present.**
 6. Residents are responsible for their guests' conduct.
 7. Persons with communicable diseases, open sores, or infections may **not use the pool.**
 8. No rough or boisterous play.
 9. No glass containers in the pool area.
 10. All trash must be placed in provided containers.
 11. Do not tamper with pool equipment.
 12. Proper **swimwear is required.** Cut-offs or non-swim clothing are not permitted.
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IX. LAKE RULES

1. **No swimming** in the lake.
2. **No motorized boats** are permitted.
3. The lake area **closes at dark.**
4. Fishing and non-motorized boating are allowed **at the user's own risk.**
5. Residents are responsible for the conduct of their guests.
6. Trash must be placed in provided containers.

7. No glass containers in the lake or picnic area.
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X. GRILLS AND FIRE SAFETY

In accordance with **City ordinance**, grills may not be used under carports and must be located **at least 10 feet from any structure**.

XI. ADMINISTRATION AND ENFORCEMENT

1. All governing documents are available on the **Duckworth Morris website**.
2. Complaints regarding property conditions or resident conduct must be **submitted in writing** to the Association.
3. Any approval or consent issued by the Association **may be revoked at any time**.
4. The Association may **modify, add, or replace rules** as needed.
5. Violations may result in **monetary fines** according to the Association's **Fees/Fines Resolution**.
6. The **Declaration of the Association supersedes these rules** and remains the primary governing authority.