

L.M.C.A.



LAUREL MANOR CONDOMINIUM ASSOCIATION

AMENDMENT #1 RULES & REGULATIONS

1. Add new rule as follows:

Bird Feeder and Houses

44. A bird feeder and/or house (limit 2) are allowed behind condo units in accordance with the following:

- a. No bird house or feeders for birds or other feeders shall be attached to or hung from any building or any privacy fence.
- b. Nothing should be hung in trees or shrubs.
- c. Birdseed must be non-germinating seed.

If any complaints are received due to nuisance, attraction to undesirable rodents or unsanitary conditions, homeowner may be required to remove all bird houses or feeders and the cost of exterior extermination may be charged back to the offending homeowner.

2. Appendix 5 Responsibility Chart of the LMCA Rules & Regulations effective January 9, 2023 is hereby amended as follows:

Extermination/Pest Control

Exterior, upon homeowner request (e.g., rodents, stinging and wood boring insects, etc.)

Note: Exterior Extermination shall be a Limited Common Element with LMCA responsibility for performing the service and the cost may be charged back to the homeowner.

Policy and Procedures related to Exterior Extermination

The homeowner should submit a maintenance request to the management company indicating the type of pest and the extent of the problem (pictures or other supporting documentation would be helpful). The request will be evaluated in a similar manner to all other maintenance requests. The cost of extermination caused by homeowner actions or negligence may be charged back to the offending homeowner at the sole discretion of the Executive Board.

Damage to resident personal property remains the responsibility of the resident and LMCA will not repair or replace damaged items. LMCA will provide a copy of the exterminator's report, upon request, to be used by the resident for an insurance claim or other appropriate use.

Effective Date April 1, 2023 and approved by Executive Board on March 23, 2023