Hi Kaedi,

I received some feedback from the HOA on the questions that you sent me via text. Please see attached/below for the consolidated list of Q&A thus far:

- **Rules & Regulations:** at this point, there is no rules & regulations document. The Bylaws provides for the adoption of a rules & regulations document, but they have not done so at this time.
- **Pet Policy:** Refer to the attached amendment to the Bylaws, which incorporates some changes to Section 10.1(f) in the Bylaws. Long story short, there is no pet policy aside from the requirement that new residents obtain approval to have a pet. In the past, this has been pretty casual and has been as simple as introducing the dogs to the other residents that are around that day prior to move-in.
- **Lease Policy:** Refer to the attached amendment to the Bylaws, which incorporates some changes to Section 10.1(a) in the Bylaws. Long story short, the answer is "No". Leasing the unit as an investment property is discouraged and approval via exception is unlikely, as this is a tight knit community that would prefer that the residents are owners rather than renters.
- **Buy-in:** Per the amendment to Section 5.9(A) of the bylaws, "the Executive Board is authorized for the collection of a one-time capital improvement fee from the purchaser of a Unit in the amount of the current one (1) year's condominium assessments upon the purchase or resale of such Unit". **So in the case of Unit 0A, the fee would be $3,420** (e.g., $285 x 12 = $3,420).

If you have any other questions at this time, just let me know. I'm going to touch base with the electrician tomorrow to try to get an update on Duq Light.

I've attached all the Bylaws documents that I have, but the pet policy & lease policy references above point back to the file named '3627762_Amended By-Laws'

Thanks,
George
(412) 225-9537