

TABLE OF CONTENTS

RULES, REGULATIONS, & CONSEQUENCES

| | |
|--|----|
| General..... | 3 |
| Boat/Trailer Designated Areas..... | 4 |
| Clubhouse | 5 |
| Docks | 5 |
| Slip Assignment..... | 6 |
| Dues & Assessments..... | 7 |
| Exercise Equipment/Saunas/Whirlpools | 7 |
| Jogging Trail | 7 |
| Leases..... | 7 |
| Parking | 8 |
| Pets..... | 8 |
| Picnic/Playground Area | 8 |
| Racketball Courts..... | 9 |
| Restrooms | 9 |
| Swimming Pools/Spas | 9 |
| Tennis Courts..... | 10 |
| Resolution (<i>attachment</i>)..... | 12 |

GENERAL

Amenities: Swimming Pools, Boat Docks, Fishing Dock, Playground and Picnic Area, Boat/Trailer Designated Areas, Restrooms, Tennis Courts, Racquetball Court, Exercise Equipment/Sauna/Whirlpools, Clubhouse

Consequences: Each rule and regulation will have one of the following offense classifications:

| Offense Class * | 1 st Offense | 2 nd Offense | 3 rd Offense | 4 th Offense |
|-----------------|---|-------------------------|-------------------------|--------------------------|
| A | Written warning/notification of rules violation | \$100 | \$150 | \$200 + Board Appearance |
| B | Written warning/notification of rules violation | \$50 | \$75 | \$125 + Board Appearance |
| C | Written warning/notification of rules violation | \$25 | \$50 | \$100 + Board Appearance |
| D | Written warning/notification of rules violation | \$10 | \$25 | \$50 + Board Appearance |
| X | N/A | N/A | N/A | N/A |

* As noted to the left of each rule.

1. Unit Owners/Residents have the responsibility of reading the Rules, Regulations and Consequences and are required to adhere to them. Copies of the Rules, Regulations and Consequences will be available in the office.
2. Cooperation, compliance and consideration of these Rules, Regulations and Consequences are required of all Owners/Residents. Any variance from the following rules needs to be submitted to Meghan Coves Management and approved by the Board of Directors.
3. Owner/Resident must notify Meghan Coves Management of guests who will be using amenities and accept responsibility for use of the amenities. Notify Meghan Coves Management in advance via a Guest Arrival Form when you are expecting guests. This will serve as notice to Meghan Coves Management of expected guests, as well as help expedite guest entry and welcome to Meghan Coves.

Unless your guest(s) are members of your immediate family, or overnight guests in your unit, the Owner/Resident must accompany and remain with their guests at any amenity. Owner/Resident is responsible for their guests' conduct and will be fined for their guests' violations.

4. Owner/Resident is responsible for conduct of day guests. No blanket invitations to non-resident guests will be made.

5. Meghan Coves Management will enforce the curtailment of loud and disturbing noise existing at any of the amenities. An incident report will be filed. Management is authorized to close any amenity at 11:00 p.m. Due to safety and liability issues, the use of fireworks is not permitted inside Meghan Coves.
6. Trash may be set out during daylight hours only, weekends included. Please use weight considerations when bagging trash.
7. Each Homeowner is responsible for prompt clean up from workmen brought on the Meghan Coves' premises.
8. Speed limit is 15 mph.
9. The hanging of towels, laundry or clothing on decks or from windows or balconies is prohibited. No visible clotheslines are permitted.
10. All vehicles will be driven in a safe manner at Meghan Coves. No ATV's or dirt bikes are to be operating within Meghan Coves. In consideration of insurance and liability concerns, UNDERAGE DRIVERS OF GOLF CARTS MUST BE ACCOMPANIED BY AN ADULT.
11. All vehicles belonging to Unit Owners/Residents should have Meghan Cove stickers displayed. The stickers are available at the Gate Office.
12. All Owners/Residents' vehicles must be in operating condition, must be displaying current tags and must be driven on a regular basis.
13. No advertising signs are permitted on Meghan Coves property.
14. Exterior painting requires written permission of the Board of Directors or Manager. Exterior paint colors shall be:

| | |
|---|-------------|
| Siding color: | Abbey White |
| Trim color: | Cove Beige |
| Railing/Lattice color: | Abbey White |
| Horizontal color (walking Surfaces of decks/steps) | |
| | Navajo Red |

Unit owners must secure their paint through the Meghan Coves' Manager.
15. Any additional concerns should be addressed to Management for Meghan Coves Board approval. Rules, Regulations, and Consequences will be reviewed annually.

BOAT/TRAILER DESIGNATED AREAS

1. The designated boat/trailer parking area is for the use of Owners/Residents and their guests to store boats/wave runners/boat trailers and Management approved vehicles. Management must be informed by Owner/Resident to receive a storage assignment. The

boat/wave runner/boat trailer will be tagged with Meghan Coves identification. No other vehicles or objects, including but not limited to, pickup trucks, trucks, motorcycles, trailers, campers, motor homes or similar vehicles, may be placed upon the designated parking portion of the property.

2. If a unit owner has need of any exceptional parking space, a request must be submitted to the Manager for Board approval before any additional assignment is issued.
3. Guest boats/trailers must be registered at the Meghan Coves office. Owner/Resident's guest registration forms will include the guest's boat/trailer information. All guest boat trailers must be parked in designated area for no longer than one week.

CLUBHOUSE

1. Wet bathing suits are not permitted on the main floor, on racquetball courts, or while using exercise equipment.
2. Owners/Residents may reserve the Meghan Coves Clubhouse for their use. Clubhouse reservations are only for the main level where you find the kitchen, dining and clubrooms. Reservations are to be made in writing through the Manager 30 days in advance of requested date. No commercial use of the facility will be allowed. A refundable deposit of \$250 will be required.
3. Large gatherings or parties in excess of 50 guests require a Courtesy Patrol. Arrangements will have to be made through the Manager for Patrol, at the expense of the Owner reserving the Clubhouse.
4. Owner/Residents who use the Clubhouse are required to leave it in a clean and orderly condition and ready for the next day's use. Meghan Coves Management should be called to inspect the condition of the Clubhouse the day after use. Cost of any necessary cleaning or repair will be deducted from the \$250 deposit.
5. Condiments and paper goods in the kitchen area are not for use by homeowners at their private functions.
6. The total inside of the Clubhouse is a non-smoking facility.
7. The covered drive in front of the Clubhouse should not be used as parking space or as an alternative for the street. The covered area is for loading, unloading and emergencies only.
8. The Clubhouse cannot be used by anyone for overnight accommodations.

DOCKS

1. Meghan Coves docks are limited common elements for the use of Owners/Residents and their guests. Docks are assigned by Meghan Coves Management.
2. Swimming off any dock is prohibited. There is no swim dock!

3. Children under age 12 are required to wear life jackets on the docks.
4. For their protection and security, Homeowners are required to supply the Meghan Coves Management with a completed Meghan Coves boat registration form stating identification of their boat and a copy of its state title and registration. Boats must have a Meghan Cove Homeowner's or Lessees name on the title. In order to prevent damage to the dock structure, owners must maintain boatlifts in good operating condition. Lifts should be left in the up position when not in use or if the boat is to be away from the dock for more than 24 hours.
5. "No Wake" signs shall be observed when entering and leaving docks.
6. Guests with boats may only use the slips at the Fishing Dock. Allowing other than guests to use the Fishing Dock slips is prohibited.
7. Fishing gear is not provided. Bait and other fishing equipment found on the dock is private property and not for general use. Fishing gear left inside the Fishing Dock for more than one day may be retrieved from the Meghan Coves' office.
8. Cleaning of fish is allowed only at designated dock areas. All areas must be cleaned immediately.
9. Restrooms should be kept locked and lack of toiletry supplies should be reported to the Meghan Coves office.
10. All trash needs to be picked up and placed in trashcans provided.
11. If you are the last one to leave the Fishing Dock, please turn off the lights, TV and gas fire logs.
12. Owner/Resident/Guests should report to Management/Patrol any unusual circumstance observed at any dock.
13. Main dock walkways should be kept clear at all times.

SLIP ASSIGNMENTS

1. Slips will be assigned or reassigned to owners or lessees in good standing according to the size of the boat listed on the title. If there are two owners both requiring the same size slip, seniority of ownership shall prevail. If necessary, the Board of Directors could make a final ruling.
2. The Association may require an owner/lessee with a small boat in a large slip to relocate their boat and lift to provide accommodation for a second owner/lessee whose boat requires the larger slip. In each case where an owner/lessee is required to relocate to another slip for the benefit of a second owner/lessee, said second owner/lessee must pay for moving or relocating any lift equipment.

3. Personal watercrafts such as wave runners, jet skis, etc. are considered to be boats and are subject to the same rules and regulations.
4. Owners/lessees with a boat slip assignment to their unit who have not docked a boat at Meghan Coves for a period of one year or whose registration have been expired for one year may be required to give up their slip and may be reassigned to a smaller slip.

DUES & ASSESSMENTS

Boat trailer storage shall have a \$10 per month per unit storage fee, which will be itemized on the homeowner's monthly statement.

Pursuant to a resolution of the Board of Directors approved and adopted on September 28, 1995 and effective October 1, 1995, any Unit Owner whose monthly dues are not paid by the 10th day of each month shall pay a late penalty in the amount of \$20 for each such late payment. This penalty is in addition to the accrual of interest on dues and assessments that are unpaid for more than thirty (30) days, as provided for in the Declaration and the By-Laws.

EXERCISE EQUIPMENT/SAUNAS/WHIRLPOOLS

1. No wet clothing/swimwear in exercise area.
2. For personal safety, this equipment should be used with care and discretion. Children under 14 are not permitted to use any of the equipment without DIRECT ADULT SUPERVISION. THE MINIMUM AGE FOR CHILDREN USING THE HEATED WHIRLPOOL IS 5 YEARS.
3. Turn off saunas and whirlpools after use.
4. Broken equipment will be immediately reported to the Manager/Patrol
5. Each Owner/Resident/Guest who uses the Exercise Equipment must leave it neatly intact after each use.

JOGGING TRAIL

1. For walking/jogging/golf carts ONLY.

LEASES

1. According to Declaration, By-laws and Board action, units may be rented for a period of not less than 30 days. All lease agreements must be submitted to the Board of Directors 10 days prior to effective date for approval.
2. By occupying a Unit, all tenants acknowledge the validity of the Declaration, the By-laws, and the Articles of Incorporation of the Association and agree to be bound by their provisions in the same fashion as if such tenants were Unit Owners. No lease of a Unit shall release or discharge the Unit Owner thereof from compliance with Article XI of the Declaration or any of his other duties as a unit owner.

3. All tenants are required to abide by Rules and Regulations outlined in the Meghan Coves Rules, Regulations, and Consequences.

PARKING

1. Boats and trailers are not to be parked in places other than designated areas (see Boat/Trailer Designated Area).
2. Owners/Residents are to park in front of their own unit; do not block stairs.
3. Do not block street in front of individual units, especially Townhouse "A" and its garages. Patrol and/or emergency vehicles must have room for passage.
4. Do not park vehicles on boat launch except to load or unload.
5. No parking on grass except in designated areas.
6. Temporary parking of guest's recreational vehicles will be arranged with the Meghan Coves Manager when a guest registration is recorded.

PETS

1. Meghan Coves waterfowl should be fed only lakeside, not on boat ramp. Droppings make walking on ramp hazardous.
2. Pets must be registered with the Manager and proof of shots furnished. A pet registration form will be provided. (A picture on file with Meghan Coves Management is suggested to distinguish Owners/Resident's pets from strays).
3. Pets must not be allowed to run loose at Meghan Coves at any time. Loose pets will be subject to capture. Dogs and cats must be kept on a handheld leash any time they are outside the Owner/Resident's unit. At no time will animals on a staked leash be tolerated.
4. Barking dogs will not be tolerated.
5. It is the responsibility of the Owner/Resident to immediately clean up after their pet in all of the areas of Meghan Coves, including the Owner/Resident's yard.
6. Sightings of loose animals should be reported to Meghan Coves Management.
7. No pets are allowed inside the Clubhouse, swimming pool areas or tennis court enclosure.

PICNIC/PLAYGROUND AREA

1. Please leave the tables/benches/area clean for next user.

2. All trash is to be picked up and placed in trashcans provided.
3. Sand should not be taken from the sand area.

RACKETBALL COURTS

1. No wet clothing allowed in racquetball area.
2. Playing time on racquetball courts is limited to one hour if there are others waiting to play.
3. Please do not turn off lights on racquetball courts if someone is waiting to play. The special lights on the courts must warm up.
4. No black-soled shoes allowed on racquetball courts.
5. No food, drinks or gum allowed in racquetball area.
6. Children under 14 must be supervised by an adult.

RESTROOMS

1. Restrooms are located in strategic locations around the complex. Keys are provided to Owners/Residents.
2. Facilities are to be left clean for the next use.
3. Please notify Meghan Coves Management if paper supplies need to be replenished.

SPECIAL NOTE: When winterized, restrooms will be tagged “unavailable.”

SWIMMING POOLS/SPAS

Swimming pools are open from Memorial Day to Labor Day.

1. **NO SOLO SWIMMING.**
2. Flotation devices, such as air mattresses, are permitted if they do not become a nuisance to other swimmers.
3. Game equipment, i.e. Frisbee, volleyball, etc., is not to monopolize the pool.
4. Running, pushing, dunking, rough play, diving or profane language will not be permitted in the pool areas. Standing or sitting on another persons shoulders is not permitted.
5. Only radios with earphones are permitted.
6. Minimum age for children using the heated whirlpools is 5 years.

7. Owner/Resident must be responsible for actions of their children and guests. Owner/Resident will be notified if rules are not followed, and an incident report will be filed by Meghan Coves Management.
8. Children under 14 must be accompanied by an adult resident.
9. Swimming suits are required. No jeans, cutoffs or diapers are permitted in pools.
10. Pool hours will be 7 a.m. to 11 p.m. Meghan Coves Management will monitor the pool areas and noise levels.
11. No pets are allowed in pool areas.
12. Glass containers and chewing gum are prohibited inside the pool enclosures.
13. The life preserver ring and cord must not be removed from the mooring, except in case of emergency.
14. The First Aid Kit must not be removed from the area.
15. Furniture must not be dipped or placed in the pool for any reason. Furniture must be picked up to be moved, not dragged.
16. Neither of the Pools or Clubhouse Patio can be reserved for private use.
17. Telephones at the pools are for emergency or local use only. We are under 911 systems in case of emergency.
18. Notify Meghan Coves Management if you notice suspicious activity, loud noise, an altercation or skinny dipping.”
19. All trash needs to be picked up and placed in trashcans provided. Sand-filled containers are provided in the pool area for cigarette butts.

TENNIS COURTS

1. Food and glass are prohibited inside court enclosure.
2. Roller blades, skateboards, roller skates, hockey sticks or any thing else that might damage court surface is not allowed on the tennis courts. Tennis courts should be used for their intended purpose.
3. Rubber-soled shoes are the only footwear permitted on the courts.
4. No pets inside the court enclosure.

5. Tennis courts will close at 11 p.m. The last players to leave the courts are expected to turn off the lights.
6. All trash is to be picked up and placed in trashcans provided.



Resolution # 8-14-99-1 follows on pages 12 & 13

The following service forms are available at the Gate office, Post Office are at our Web Site meghancoves.net:

- a) Guest Registration and Arrival Notice
- b) Maintenance/Repair Request Form
- c) Lease Agreement Attachment
- d) Clubhouse Reservation Form
- e) Meghan Coves Directory
- f) MC Maps

RESOLUTION NO. 8-14-99-1

A RESOLUTION AMENDING THE RULES AND REGULATIONS OF MEGHAN COVES ASSOCIATION, INC., TO ADD RULES GOVERNING CONSTRUCTION OF UNITS AND/OR ADDITIONS, ALTERATIONS, OR IMPROVEMENTS IN OR TO THE EXTERIOR OF UNITS.

BE IT HEREBY RESOLVED:

1. Any new construction in Meghan Coves Condominium Estates, and any additions, Alterations, or improvements in or to the exterior of existing units in Meghan Coves Condominium Estates, shall comply with the building codes adopted by the City of Tulsa, Oklahoma.
2. All construction in Meghan Coves Condominium Estates shall be inspected and approved by a licensed or authorized building Inspector prior to acceptance by the Association.
3. The cost of having construction inspected shall be borne by the owner of the construction or the individual or entity causing the construction to be made.
4. Activities which do not constitute “additions, alterations, or improvements in or to the exterior of a Unit”, as that phrase is used in Article VII, Paragraph 2 of the By-laws of Meghan Coves Association, Inc., include the follows:
 - a. Wallpaper hanging
 - b. Interior painting; and
 - c. Installation of floor coverings.
5. Activities which constitute “additions, alterations, or improvements in or to the exterior of a Unit”, as that phrase is used in Article VII, Paragraph 2 of the By-laws of Meghan Coves Association, Inc., include, but are not limited to, the following:
 - a. Moving walls;
 - b. Remodeling kitchens;
 - c. Adding, altering, or relocating electrical lines, switches, or outlets;
 - d. Adding, altering, or relocating plumbing lines;
 - e. Replacing exterior doors;
 - f. Enclosing balconies, decks, or patios; and,
 - g. Resurfacing patios with paint, bricks, tile or other materials.

6 . Approval of each addition, alteration or improvements is required, even if the same or a similar addition, alteration or improvement exists in another Unit in Meghan Coves Condominium Estates.

7. Neither the Board of Directors of Meghan Coves Association, Inc., nor Meghan Coves Association Inc., shall be responsible for damage, injury, or harm to any person or property resulting from or related to any additions, alterations, or improvements approved by the Board of Directors.

8. Unit owners are responsible for all costs associated with proposed additions, alterations, or improvements requested by the Unit owners and approved by the Board of Directors, including painting and repairs which are incidental to the work performed.

9. All materials used in any additions, alterations, or improvements must be of the same quality as the original materials or better. The Board of Directors may require upgraded materials if the original materials are found to be sub-standard.

10. The Unit owner is responsible fore the immediate repair of any damage to adjacent units or common areas caused by additions, alterations, or improvements in or the exterior of his unit.

DATED this 14th day of August, 1999.

MEGHAN COVES ASSOCIATION, INC.
Board of Directors

By: _____
President/Chairman

Director

Director

Director

Director

I have read and understand that I am required to abide by the Rules and Regulations adopted by Meghan Coves Association, Inc.

Signed by Leasee: _____

Dated this _____ day of _____, 2008

