

## RULES AND REGULATIONS

1. Residential Purposes Only. Units shall be used as dwelling houses for residential purposes only. No store, tavern, beauty salon, barbershop or other public commercial or industrial establishment shall be maintained therein without the specific prior written consent of the Committee. Declarant reserves the right to maintain Units as a model single family attached townhouse for display to prospective purchasers. These model Units shall comply with all other restrictions and covenants set forth in this Declaration. No temporary structure of any kind, such as, but not limited to, trailers, tents, shacks, barns or outbuildings shall be erected, placed or maintained on any Unit.
2. Storage of Vehicles and Equipment. No outside storage of unregistered vehicles, motorized off-road vehicles, lawn mowing equipment or snowmobiles shall be permitted. Boats, campers, recreational vehicles, trailers of any type, mobile homes or commercial vans or vehicles may be stored outside if they are parked on a paved parking pad parallel with the garage and a plant buffer is provided between the parking pad and the side boundary of the Unit.
3. Operation of Off-Road Vehicles. No motorized off-road recreational vehicles may be operated on any Unit or any public or private road or sidewalk in the Planned Community.
4. Reception Equipment. No radio aerial, antenna or satellite or other signal receiving dish, or other aerial or antenna for reception or transmission, shall be placed or kept on a Unit outside of a dwelling, except on the following terms:
  - A. A Unit Owner may install, maintain and use on its Unit one (or, if approved, more than one) Small Antenna (as hereinafter defined) in the rear yard of a dwelling on the Unit, at such location, and screened from view from adjacent dwellings in such a manner and using such trees, landscaping or other screening material, as are approved by the Committee, in accordance with the terms of this Declaration. Notwithstanding the foregoing terms of this subsection, (i) if the requirement that a Small Antenna installed on a Unit be placed in the rear yard of a dwelling would impair such Small Antenna's installation, maintenance or use, then it may be installed, maintained and used at another approved location on such Unit where such installation, maintenance or use would not be impaired; (ii) if and to the extent that the requirement that such Small Antenna be screened would result in any such impairment, such approval shall be on terms not requiring such screening; and (iii) if the prohibition against installing, maintaining and using more than one (1) Small Antenna on a Unit would result in any such impairment, then such Unit Owner may install on such Unit additional Small Antenna as are needed to prevent such impairment (but such installation shall otherwise be made in accordance with this subsection).

B. In determining whether to grant any approval pursuant to this Section, neither Declarant, the Committee nor the Executive Board shall withhold such approval, or grant it subject to any condition, if and to the extent that doing so would result in an impairment.

C. As used herein, (i) "impair" has the meaning given it in 47 Code of Federal Regulations Part 1, Section 1.4000, as hereafter amended; and (ii) "Small Antenna" means any antenna (and accompanying mast, if any) of a type, the impairment of the installation, maintenance or use of which is the subject of such Federal regulation. Such antennae are currently defined thereunder as, generally, being one (1) meter or less in diameter or diagonal measurement and designed to receive certain types of broadcast or other distribution services or programming.

5. Fuel and Utility Storage. Outside above or below ground fuel storage tanks or other utility storage devices are prohibited. Provided, however, that each Unit may have one underground storage tank for propane, or, if the propane is to be used only to operate a gas fireplace, then one (1) above ground propane storage tank shall be permitted provided that it is screened from view by fencing, landscaping or a combination thereof approved by the Committee.
6. Waste Disposal. All dumping, burning or storage of waste materials shall be performed only in compliance with applicable laws, ordinances and regulations.
7. Signs. No signs shall be permitted except for (i) one permanent sign indicating the name of the owner of a Unit; (ii) one temporary sign relating to construction then being performed on such Unit; and (iii) one temporary sign indicating that such Unit is being offered for sale. No sign permitted under this paragraph shall be of a size greater than eighteen (18) inches by twenty-four (24) inches. This Section shall not apply to signs erected by Declarant while the Property is being developed.
8. Laundry. No poles, wires or appliances upon which clothes are exposed or hung for any purpose shall be erected or maintained on any part of the Planned Community, except that one umbrella type clothes drying tree shall be permitted if it is installed in the rear yard area behind the rear wall of the dwelling house erected on the lot.
9. Swimming Pools. In-ground pools must conform to all applicable requirements of law. All in-ground pools must be surrounded by a fence or wall not less than four (4) feet high, which shall be constructed so as not to have openings, holes or gaps larger than six (6) inches in any dimension and shall be constructed of wood, wrought iron, stone (natural or man-made) or brick. All gates and doors shall be equipped with a self-closing and self-latching device for keeping the gate or door securely closed at all times when not in actual use, except that the door of any dwelling which forms a part of the enclosure need not be so equipped. Above-ground swimming pools must be approved as to style, design and placement by the Committee. For purposes of the preceding sentence, "above-ground swimming pool" shall be defined as any artificial or man-made pool or tank of water

erected at the existing ground level and extending upward no more than four (4) feet from ground level. The above-ground pool shall be decked and fenced in according with Township regulations. No inflatable pools of a temporary nature larger than a four (4) foot diameter, eight (8) inch height "kiddie pool" will be permitted at any time and any "kiddie pool" must be emptied daily and stored inside.

10. Pets. No animal, fowl or other livestock shall be kept or maintained on any Unit, except for domestic house pets which are not kept, bred or maintained for commercial or business uses or purposes. Such domestic pets shall not be kept or maintained in numbers which may cause annoyance to neighboring Unit Owners. No domestic house pets permitted under this Section may be housed outside. Whenever any such domestic house pets are outside, they shall be kept on leashes or otherwise under the direct and immediate control of their owners. Unit Owners shall be responsible for promptly cleaning up after any domestic animals maintained by them and shall not permit any animal waste to accumulate on their Unit or on any portion of the Planned Community.
11. Offensive Activity. No obnoxious, dangerous or offensive activity or nuisance and no business, trade or commercial activity of any kind shall be conducted or maintained upon any part of a Unit, except that a professional office may be maintained by a physician, surgeon, dentist, lawyer, accountant or other person engaged in a professional occupation in the dwelling house owned and occupied by such person, subject to applicable ordinances and regulations.
12. Accessory Buildings. All sheds, gazebos and other fully or partially enclosed buildings or structures which are not part of a dwelling house shall be considered Accessory Buildings. There shall be no more than one (1) free-standing Accessory Building per Unit, including any detached garage if one was approved by the Committee, which shall not exceed twenty (20) feet by twenty (20) feet or a total of four hundred (400) square feet. The building materials and colors used to construct Accessory Buildings shall match or be compatible with those used in the construction of any dwelling house erected on the Unit. It shall be the Unit Owner's responsibility to obtain any required township permits and to comply with all municipal regulations, including but not limited to setback requirements, for erecting any Accessory Building.
13. Fencing. All fences or freestanding walls shall be constructed of vinyl, wood, wrought iron, stone (natural or man-made) or brick. No fence shall be constructed of chain links and no fence shall exceed the height permitted by Oxford Township ordinances. No fencing shall be permitted in any front yard area of a Unit.
14. Care of Units. Unit Owners shall, at all times, maintain their Units and all appurtenances thereto in good repair and in a state of neat appearance, including but not limited to, the seeding, watering and mowing of all lawns and yards, keeping all sidewalks, if any, neat, clean and in good repair, and free of ice and snow, the pruning and cutting of all trees and shrubbery and the painting (or other appropriate external care) of all improvements on the

Unit, all in a manner and with such frequency as is consistent with good property management and maintenance. If, in the opinion of the Committee, any Unit Owner fails to perform the duties imposed hereunder, the Association, on affirmative action of a majority of the Executive Board, after fifteen (15) days written notice to such Unit Owner to remedy the condition in question, and upon failure of the Unit Owner to remedy the condition, shall have the right (but not the obligation), through its agents and employees, to enter upon the Unit in question and to repair, maintain, repaint and restore the Unit and the improvements thereon, and the cost thereof shall be a binding, personal obligation of such Unit Owner, as an additional assessment on the Unit.

15. Further Subdivision. No Unit shall be divided or subdivided and no portion of any Unit (other than the entire Unit) shall be transferred or conveyed for any purpose; provided, however, this shall not prohibit transfers of parts of Units between adjoining Unit Owners where the transfer is not for the purpose of creating a new Unit. The provisions of this subsection shall not apply to the Declarant and, further, the provisions hereof shall not be construed to prohibit the granting of any easement or right-of-way to any person for any purpose.