

(“subject property”)

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6. Dodd Marsh Highlands Townhomes is designed as a residential community. Business or commercial activity may not be conducted at the subject property, except for the limited, incidental activities described in Section 7 of the Declaration.

7. Persons authorized by the Board of Directors may enter the yard areas of the Units at any time for the purpose of correcting any condition, which is reasonably believed to present an imminent danger of serious loss or damage to any portion of the property, or injury or death to any person. These authorized persons may also enter the yard areas upon reasonable advance notice for purposes of maintaining, repairing and replacing Common Elements or those parts of the Units, which the Association is obligated to maintain.

8. Managers and others who provide services to the Association are required to take directions only from the Board of Directors or Association officers. Comments regarding services or actions of persons performing work for the Association should be directed to the Board of Directors or to the manager.

USE OF COMMON ELEMENTS

1. The Common Elements of Dodd Marsh Highlands Townhomes are for the joint use of all residents. We ask that you be considerate of the rights of other residents. Residents and guests are required to refrain from disturbing or boisterous activity.

2. Please use your best efforts to prevent the Common Elements from becoming unsightly. Personal property may not be stored, displayed or otherwise left on the Common Elements, except as approved by the Board of Directors.

3. Walkways, driveways, and portions of the Common Elements used for access to and from the Units, of parking areas, may not be obstructed or used for storage, activities or for any purpose other than access and authorized parking.

4. Residents and their guests should not interfere in any manner with common utilities, equipment, systems or structures on the Property.

5. In order to preserve the aesthetic character and beauty of the Property, all plants, trees, landscaping and topsoil are to be left undisturbed, except for routine maintenance.

6. Private residential areas bordering the Common Elements should be respected by all residents, their families and guests.

7. Firearms, airguns, and other devices designated to fire a potentially lethal projectile may not be discharged or carried on the Common Elements, except to and from a vehicle for purposes of transporting the weapon.

EXTERIOR ALTERATIONS/DISPLAYS

1. Radio, CB, television, or other antennae, satellite dishes, or any other electronic sending or receiving devices, may be installed in a manner permitted by federal law; provided, (i) that they are not readily visible from the street side of the building, (ii) that the installation does not involve physical alteration of a Building unless approved by the Board of Directors; and (iii) that they are installed so as to minimize the impact on the view of other Unit owners.

2. Identification, signs or displays of any kind may not be placed anywhere at the subject property without prior approval of the Board of Directors; except that a customary "for sale" sign of a reasonable size approved by the Board may be temporarily erected on the yard area of the Unit near the street during the period when a Unit is for sale.

3. Residents may not modify or remove any part of the Common elements, nor change the appearance of any portion of the Common Elements or the exterior of any Unit, except in accordance with the architectural control requirements set forth in Section 8 of the Declaration. However, the Board of Directors may pre-approve certain routine maintenance of, or changes to, the exteriors of the Dwellings. Owners may obtain a list of any pre-approved changes for the Board of Directors.

4. Additional buildings, animal enclosures, tents, awnings, shelters, additions, poles or other structures or physical improvements of any kind, temporary or permanent, which are visible from the exterior of a Unit, are prohibited without the prior written approval of the Board of Directors as set forth in Section 8 of the Declaration.

5. Owners and Occupants have the responsibility for obtaining approval from the Board of Directors prior to the installation of exterior structures. If any such structure is installed without approval by the Board of Directors, the Association shall have the right to remove the unapproved items at the expense of the violating Owner.

UTILITIES

Each Owner is responsible for the maintenance, repair, replacement and charges relating to public utilities or other similar services metered solely by that particular Unit.

VEHICLES AND PARKING REGULATIONS

1. Vehicles and trailers of any type, whether motorized or not, must be kept in garages when not in use due to the limited parking areas and the appearance of the area.

2. Outside parking may be limited during periods of snow removal or maintenance.

3. Inoperative or unlicensed vehicles or recreational equipment may not be left anywhere at the subject property, except in the owner's garage. All vehicles required by law to be licensed or registered must have current registration and license tags, as applicable.

4. Because of limited parking space at the subject property, it is important that residents not park their vehicles in unauthorized parking areas. Common Element parking areas may be used only for guest parking, and not for parking or storage of Owners' and Occupants' vehicles, recreational equipment or other personal property. One guest vehicle may be parked in front of each of the Owners' garage stalls. The Association reserves the right to tow, and fine the owner of, any vehicle parked in an unauthorized area or manner.

ANIMALS

1. Small, domesticated common house pets such as dogs, cats, fish or birds ("permitted pets") may be kept by an Owner or Occupant in his/her Unit, subject to these Rules and Regulations. No other animals may be kept on the subject property. Birds, fish and other small household pets (other than dogs and cats) shall be kept in appropriate cages or tanks in the Unit.

2. A maximum of two (2) dog and two (2) cats may be kept in any Unit, unless a written waiver is granted by the Board of Directors.

3. Any permitted pet must be housed and maintained exclusively within the Owner's Unit, except when under the direct control of the Owner. No animal may be left unattended outdoors.

4. Owners are responsible to pay for any damage to the property caused by their pet, and are obligated to hold harmless and indemnify the Association, and its Officers and Director, against any loss, claim or liability arising out any act of the pet.

5. Permitted pets shall not be allowed to relieve themselves on the subject property, except on the Owner's property or in areas designated by the Board of Directors. Solid waste left on the grounds shall be promptly disposed of by the pet's owner.

6. Permitted pets may be walked only in accordance with local leash laws.

7. Any repeated or prolonged disturbance by a permitted pet, such as noise, odor, waste or threatening or nuisance activity, will be cause for imposition of a fine on the pet's Owner and/or the removal of the offending pet from the property. Decisions concerning the removal of a pet shall, upon written request of the pet's owner, be made by the vote of the Owners at a meeting of the Association; provided, that the pet Owner shall pay the cost of calling and holding the meeting.

8. Notwithstanding the foregoing, no rules shall be imposed which restrict the keeping of a qualified "service animal" for a disabled person in violation of any applicable state or federal statutes, regulations or rules.

ADMINISTRATION

1. Waivers from the provisions of these Rules and Regulations for specific situations may be granted by the Board of Directors for good cause shown if, (i) in the judgment of the Board of Directors the waiver will not violate the Governing Documents nor interfere with the rights of other Owners or Occupants, and (ii) the waiver is granted to other Owners and Occupants under the same circumstances. Waivers will not be granted unless an emergency or highly extenuating circumstances exist.

2. The Board of Directors has the authority to amend these Rules and Regulations, and make such other Rules and Regulations, from time to time, as it deems necessary for the use, safety, care and cleanliness of the subject property, and for securing the common comfort and convenience of all residents.

VIOLATIONS/HEARINGS

When there is a material violation of these Rules and Regulations or the Governing Documents, the Board of Directors is authorized to pursue various remedies. These remedies include, but are not limited to, commencement of legal actions for damages or equitable relief in any court, imposition of late charges for past due assessments, imposition of reasonable fines for violations, and the correction of any condition in a Unit which violates the Rules and Regulations or Governing Documents. Prior to the Board of Directors imposing a fine for any violation, the Board of Directors shall, upon written request of the violating Owner, grant the Owner a fair hearing. Please refer to Section 14.3 of the Declaration for a complete discussion of the rights of an Owner prior to the imposition of a fine.