

## **EXHIBIT "C"**

### **RULES AND REGULATIONS FOR ARBORS AT SPRING VALLEY CONDOMINIUM**

1. The walkways, greens, sidewalks, entrances, passages, and courts surrounding the Buildings shall not be obstructed or used for any other purpose than ingress to and egress from the Building Units.
2. No improper, immoral, offensive, or unlawful use shall be made of the Condominium property nor any part of it, and all valid laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction shall be observed.
3. No nuisance shall be allowed upon the Condominium property, nor any use or practice that is a reasonable source of annoyance to the majority of residents or which interferes with the peaceful possession and proper use of the property by its residents. All parts of the Condominium shall be kept in a clean and sanitary condition, and no rubbish, refuse, garbage, or personal items are allowed to accumulate, nor any fire hazard allowed to exist. No Unit Owner shall permit any use of his Unit or make any use of the Common Elements that will increase the cost of insurance on the Condominium property.
4. No Unit Owner shall make or permit any disturbing noises, in any building, or do or permit anything to be done therein, which will interfere with the rights, comforts, or conveniences of the other Unit Owners. No Unit Owner shall play upon or suffer to be played upon any musical instrument, or operate or permit to be operated a phonograph or a radio or television set or other loud speaker in such owner's Unit between the hours of twelve midnight and the following seven A.M. if the same shall disturb or annoy other occupants of any Building.
5. Inside dogs, cats, and other domestic pets shall be allowed on the Property provided that the same shall not disturb or annoy other occupants of the Building, and provided said domestic pets do not exceed three (3) in number of smaller domestic pets or two (2) domestic pets exceeding 100 lbs or more each. In no event shall any dog, cat, or other domestic pet be permitted on any of the common areas unless carried or on a leash. Homeowners are required to immediately clean up after their pets.
6. Each Unit Owner shall keep his Unit and patio to which he has sole access in a good state of preservation and cleanliness.
7. No exterior of any Building shall be decorated or furnished by any Unit Owner in any manner without the prior written consent of the Association, which consent may be granted or refused in the sole discretion of the Association, although small decorative/seasonal items in good condition and good taste are allowed.

8. No boats, boat trailers, campers, recreational vehicles, or trailers of any type shall be permitted on the premises unless entirely within the garage of a unit.
9. No vehicle belonging to a Unit Owner or to a member of the family or guest, tenant, agent, visitor, licensee or employee of the unit Owner shall be parked in such a manner as to impede or prevent ready access to any entrance to or exit from any Building, or the parking areas and ramps by another vehicle. Residents are prohibited from parking on the street. Off street parking areas are strictly intended for visitor parking. Each Unit is not permitted to have more than two (2) permanent vehicles located on or within said Unit's designated parking area. Residents must park their vehicles in their own garages and driveways. The Unit Owners, member of their families, guests, tenants, agents, visitors, licensees, and employees will obey the parking regulations promulgated in the future for the safety, comfort, and convenience of the Unit Owners.
10. No radio or television aerials or antennas shall be installed by Unit Owners outside their respective Units, and no sign, notice, advertisement, or illumination shall be inscribed or exposed on or at any window or other part of any Building, except such as shall have been approved in writing by the Association, which approval may be granted or refused in the sole discretion of the Association; nor shall anything be projected from any window of any building without similar approval, with the exception of one Re-Sale Real estate "For Sale" sign placed tastefully in the front lawn, not to exceed 18" x 24" in overall size. Homeowner must immediately repair damaged lawn upon removal of said sign.
11. No articles of any kind shall be hung from the windows of any Unit. No garbage cans shall be stored in the Common Elements or Limited Common Elements (i.e. decks). Clothes and other articles shall not be dried or aired from a window or on any Limited Common Element. At no time shall any clothesline be permitted on the Common Elements or Limited Common Elements.
12. Automobile repair and/or maintenance shall not be permitted in the Common Elements and/or Limited Common Elements. Washing, interior cleaning, and waxing of automobiles shall not constitute maintenance.
13. No unit Owner or any of his agents, servants, employees, licensees, or visitors shall at any time bring into or keep in his unit any flammable, combustible, or explosive fluid, material, chemicals or substance, except for normal household use.
14. Any permanent, exterior modifications/additions, (example: awnings, storm doors, deck extensions) must be approved in writing by the Association. The Association reserves the right to reject any such applications in its sole discretion.
15. If any key or keys are entrusted by a Unit Owner or by any member of his family or by its agent, servant, employee, licensee, or visitor to any employee of the Association, whether for such Unit Owner's Unit or any automobile, truck, or other item of personal property, the acceptance of the key shall be at the sole risk of such Unit Owner, and the

Association shall not be liable for injury, loss, or damage of any nature whatsoever, directly or indirectly resulting there from or connected therewith.

16. Unit Owners, their families, guests, servants, employees, agents, visitors, or licensees shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of any Building.
17. The agents of the Association and any contractor or workman authorized by the Association may enter any room or Building at any reasonable hour of the day for purposes of inspecting such Unit for presence of any vermin, insects, or other pests, or for any other reasonable purposes.
18. Any vehicle remaining in any open parking area 30 days after the expiration of its inspection sticker will be towed away at the owner's expense.
19. Any Unit Owner desiring to plant flowers, trees, or shrubs on any portion of the Common Elements or Limited Common Elements must obtain written permission from the Association before doing so.
20. Complaints regarding any aspect of the management of the Condominium Association shall be made in writing to the Association.
21. Garbage shall be placed in cans or plastic bags and deposited at the designation location near the Building Unit for pick up on designated days.
22. Permanent occupancy of two (2) bedroom units is limited to four (4) persons and permanent occupancy of three (3) bedroom units is limited to six (6) persons. Only those rooms designed by Declarant as bedrooms shall be considered bedrooms.
23. Parking on the internal streets is not allowed. On special occasions, however, condominium owners may obtain permission from the executive board for limited on-street parking if they are hosting a social or other function. On such occasions, the executive board will determine conditions for such permission.
24. No Unit Owner or member of the family or guest, tenant, agent, visitor, licensee or employee of the Unit Owner shall knowingly or negligently interfere with or cause damage to, the storm water management system including but not limited to, disposal, deposit, spilling, leaking, or dumping of yard debris, household waste, or hazardous chemicals in the Constructed Wetlands, storm drains or Infiltration Beds.
25. The Association reserves the right to make such other rules and regulations from time to time as may be deemed necessary for the safety, care, and cleanliness of the Buildings, Garages, and Property and for securing the comfort and convenience of all occupants thereof.

**FIRST AMENDMENT DATED April 26, 2011  
TO RULES AND REGULATIONS FOR  
ARBORS AT SPRING VALLEY CONDOMINIUM**

Pursuant to the Association Board meeting held April 26, 2011, the Board has approved the following changes/additions to the Rules and Regulations for Arbors at Spring Valley Condominium.

**Rule #9** is amended as follows:

No vehicle shall be parked in such a manner as to impede or prevent ready access to any entrance to or exit from any Building, or the parking areas and ramps by another vehicle. Residents are not permitted to park on the street longer than (2) hours. Residents' guests are permitted to park on the street temporarily but not overnight. Off street parking areas are strictly intended for guest parking. Each Unit is not permitted to have more than three (3) permanent vehicles located on or within said Unit's designated parking area. Residents must park their vehicles in their own garages and driveways. Residents must provide their overnight guests with a parking permit to display in their front window while parked in the guest parking lots.