

Attachment C. Rules and Regulations

A copy of the community's Rules and Regulations is part of the Planned Community's Declaration (Article V). Significant features include the following:

Prohibited Uses.

(1) No tank for storage of ten (10) gallons or more of gas or liquids may be maintained on any lot.

(2) No animals, livestock, or poultry of any kind shall be raised, bred, or kept in any dwelling or on any lot, except that dogs, cats or other domesticated household pets may be kept (provided that they are not kept, bred or maintained for any commercial purpose).

(3) No garbage, refuse, rubbish, or cutting shall be deposited on any lot, street, sidewalk or parking area, except for trash and recycling containers placed at appropriate locations for collection.

(4) No non-passenger vehicle of any type and no unlicensed or non-operational motor vehicle of any type shall be permitted to remain overnight on any property in Brynfield, other than may be used by Declarant, its agents or contractors in conjunction with building operations.

(5) No commercial vehicles, except delivery and service vehicles, or construction vehicles used by Declarant, its agents or contractors, are permitted in Brynfield. Commercial vehicles are defined as those with signs or printed advertising exceeding an area of 18 inches by 18 inches.

(6) The following types of vehicles are prohibited in Brynfield (other than in connection with construction activities of Declarant): buses, step vans (not including handicapped accessible vans), tractor trailers, flat-bed trucks, recreational vehicles, dual axle vehicles, tractors, straight-bed trucks, trailers (all types), dump trucks, and tow trucks.

(7) No boats of any type shall be permitted to be parked in Brynfield.

(8) No outside radio or television antennas shall be erected on the property of a Unit within Brynfield. A small satellite dish is permitted, provided that its location and size are approved by the Architectural Review Committee. A satellite dish will not be permitted on the front elevation of a building.

(9) No noxious, unsightly, or offensive activity, including vehicle repairs (except that resolving minor emergencies, such as changing a flat tire, is permitted), shall be conducted on a lot or other property in Brynfield nor shall anything be done on a lot that is an annoyance or nuisance to other homeowners at Brynfield.

(10) No sign of any kind shall be displayed to public view on any lot or improvement thereon except for (i) directional signs, (ii) a one-family name sign of not more than 144 square inches and (iii) temporary REALTOR signs advertising the property for sale.

(11) No Unit shall have a fence, except that buried electronic wire fences for dog control shall be permitted.

(12) No Unit shall have a swimming pool.

(13) No part of the premises herein described shall be used for any illegal, offensive or obnoxious purpose, and any structure erected upon any of the lots or any part of the land shall be so built to as near as possible harmonize with the type of construction throughout the planned community. No grocery store or meat dispensing store, no barber shop, beauty parlor, doctor's, dentist's or chiropractor's office, confectionery or drug store, nor any other type of business or commerce of any kind or nature shall at any time in the future be carried on upon any lot or lots included within the planned community. Nor shall any dwelling house or other building erected upon said land or any part thereof be later converted for any of the uses hereinbefore prohibited, nor shall any such business or uses be carried on in any fashion upon said property at any time, nor shall part of the same be used for warehousing or storage of articles of commerce, business or industry.