

ORONOKE WOODS  
RULES AND REGULATIONS  
(PUBLIC OFFERING STATEMENT EXHIBIT C)

A. USE OF UNITS

1. No part of the Property shall be used for other than the purposes for which such part was designed.
2. Each Residential Unit shall be used only as a residence for a single family.
3. No industry, business, trade, commercial, religious, educational or otherwise, (except for home professions without employees or regular visits from the public) designed for profit, altruism, or otherwise, shall be conducted, maintained or permitted on any part of the Property, nor shall any "For Sale", "For Rent", or "For Lease" signs or other window displays or advertising be maintained or permitted on any part of the Property or in any Unit therein nor shall any Unit be used or rented for transient, hotel or motel purposes.
4. The Executive Board or its designated agent, may retain a pass key to the premises for use in emergency situations only. No Unit Owner shall alter any lock or install a new lock on any door of the premises without the written consent of the Executive Board. In case such consent is given, the Unit Owner shall provide the Executive Board or its agent with an additional key pursuant to its right of access to the demised premises.
5. No electrical device creating unusual electrical overloading may be used in the Units without the express written permission from the Executive Board.
6. No substantial alteration or remodeling of a Unit involving the cutting or moving of partition walls may be done without the express written permission from the Executive Board.
7. Misuse or abuse of appliances or fixtures within the Unit is prohibited; any damage resulting from such misuse shall be the responsibility of the Unit Owner in whose Unit it shall have been caused.
8. No Unit Owner may be permitted to rent their Unit to any third party, whether related or not, for a period of twelve (12) months from the date of the acquisition of legal title to the Unit.

B. USE OF COMMON AREAS

1. There shall be no obstruction of the Common Areas nor shall anything be stored in the Common Areas without the prior consent of the Executive Board except as hereinafter expressly provided.

2. Unit Owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls or doors of a building and no sign, awning, canopy, shutter or radio or television antenna shall be affixed to or placed upon the exterior walls or doors, roof or any part thereof or exposed on or at any window, without the prior consent of the Executive Board.

3. No garbage cans, trash barrels, or other obstructing personal property shall be placed in the halls or on the staircase landings, nor shall anything be hung from the windows, terraces, balconies, or patios or placed upon the window sills. Nor shall any rugs or mops be shaken or hung from or on any of the windows, doors, balconies, porches, or terraces. No accumulation of rubbish, debris or unsightly material will be permitted in Common Areas except in designated trash storage areas, nor shall unlimited common areas be used for the general storage of personal property unless specifically designated by the Executive Board as aforesaid. Common Areas specially designated for storage shall be kept neat and clean, and vermin shall be prevented. No clothes shall be hung or dried outside of the Units in the Common Areas.

4. Unit Owners shall not paint, stain, or otherwise change the color or any exterior portion of any building.

5. Each Unit Owner shall keep his Unit and any Limited Common Area to which he has sole access in a good state of preservation and cleanliness.

#### C. ACTIONS OF UNIT OWNERS

1. No noxious or offensive activity shall be carried on or in any Unit, or in the Common Area; nor shall anything be done therein either willfully or negligently, which may be or become any annoyance or nuisance to the Unit Owners or occupants. No Unit Owner shall make or permit any disturbing noises in the buildings by himself, his family, servants, employees, agents, visitors and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other Unit Owners. No Unit Owner shall play upon or suffer to be played upon, any musical instrument or operate or suffer to be operated a phonograph, television set or radio in the premises at such high volume or in such other manner that it shall cause unreasonable disturbances to other Unit Owners.

2. Unit Owners shall comply with and conform to all applicable laws of the State of Connecticut and all By-Laws, ordinances, rules and regulations of the Town of and shall save the Association or other Unit Owners harmless from all fines, penalties, costs and prosecutions for the violation thereof or non-compliance therewith.

3. No animals, birds, or reptiles of any kind shall be raised, bred or kept on the property or brought on the Common Elements, except that no more than one dog of less than twenty (20) inches in height at

the shoulder at maturity and of gentle disposition, no more than one cat or other household pet, approved by the Executive Board or by the Manager if so delegated by the Executive Board, may be kept in the Units, provided that they are not kept, bred or maintained for any commercial purposes; and provided further that any such pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the property subject to these restrictions upon three (3) days written notice from the Executive Board. In no event shall any dog be permitted in any portion of the Common Areas unless carried or on a leash, or be curbed in any courtyard or close to any patio. The Owner shall hold the Association harmless from any claim resulting from any action of his or her pet. Seeing eye dogs and hearing ear dogs will be permitted for those persons holding certificates of necessity. Pet droppings and the proper disposal thereof shall be the responsibility of each Unit Owner. Failure to remove pet droppings from the Common Areas will result in automatic fines up to the limit authorized in the governing documents. Repeated violations by a Unit Owner to properly tether pets or to dispose of their pet droppings will cause a forfeiture of the Executive Board's permission to keep a pet.

4. Unit Owners shall be held responsible for the actions of their guests.

5. Unit Owners shall hold the Association and other Unit Owners and occupants harmless for the actions of their children, tenants, guests, pets, servants, employees, agents, invitees or licensees.

D. INSURANCE

1. Nothing shall be done or kept in any Unit or in the Common Areas which will increase the rate of insurance of any of the buildings, or contents thereof, applicable for residential use, without the prior written consent of the Executive Board. No Unit Owner shall permit anything to be done, or kept in his Unit, or in the Common Areas which will result in the cancellation of insurance on any of the buildings, or contents thereof, or which would be in violation of any law. No waste shall be committed in the Common Areas.

2. A Unit Owner shall comply with the rules and regulations of the New England Fire Rating Association and with the rules and regulations contained in any fire insurance policy upon said building or the property contained herein.

3. Damage by fire or accident affecting the Unit or Common Areas, or the liability of the Unit Owners or the Association will be promptly reported to the Executive Board immediately following the occurrence thereof.

E. RUBBISH REMOVAL

1. Rubbish container locations will be designated by the Executive Board or the manager. Pickup will be from those locations

only. Occupants will be responsible for removal of rubbish from their Units to the pickup locations. Rubbish is to be deposited within that location and that area is to be kept neat, clean and free of debris. Long-term storage of rubbish in the Units is forbidden.

F. MOTOR VEHICLES

1. All persons will comply with Connecticut State laws, Department of Motor Vehicle regulations, and applicable local ordinances, on the roads, driveways and Property.

2. All vehicles of employees, agents, Unit Owners and occupants regularly using the premises must be registered with the manager, and all vehicles parking for more than 72 hours must display either a vehicle sticker or carry a guest pass. Construction and management vehicles not registered will be identified by a special pass card.

3. The manager will register vehicles on a special application form and shall issue parking stickers to such vehicles. The form will provide that registered vehicles parking in "no parking" areas, fire lanes, on the pavement or blocking access, or otherwise improperly parked, may be towed at the owner's expense.

4. Vehicles parked on the property for more than 72 hours without a guest pass (or sticker) will be deemed trespassers and will be removed. Guest passes will be issued to Unit Owners requesting them. They will be registered in the name of the Unit Owner who, upon receipt of the passes, will assume responsibility for the actions and towing charges of vehicles displaying such passes, as a Common Expense assessment, which will be levied following Notice and Hearing.

5. Any vehicle must be registered in order to park permanently on the premises. Parking areas shall be used for no other purpose than to park motor vehicles, and loading or unloading.

6. Except where special arrangements are made, vehicles displaying guest passes are limited to three days' parking.

7. The speed limit on the driveways is five miles per hour.

8. Snowmobiles, off-road vehicles including trail bikes, jeeps and other four wheel drive vehicles not used in maintenance, are prohibited, except where licensed and equipped for passage on public highways, and actually used by licensed drivers on the paved portions of the property. Except for motor assisted bicycles and wheel chairs as permitted by state law, all motor vehicles used or parked on the Property will be licensed and properly equipped and in operating condition for safe travel on the public highways of the state. Motor vehicles will not be disassembled, repaired, rebuilt, painted or constructed on the Property.

9. Vehicles may not be parked in such manner as to block access to garages, carports, fire hydrants, sidewalks running perpendicular

to drives, pedestrian crossing areas, designated fire lanes, or clear two lane passage by vehicles on roads and drives. Vehicles in violation will be towed after reasonable efforts to contact the person, Unit Owner or occupant to whom the vehicle is registered. In addition, a \$25 per day fine may be levied against the person, Unit Owner or occupant to whom the vehicle is registered, following Notice and Hearing, for the period that the vehicle violates these rules, unless at such hearing good and valid reasons are given for such violation.

10. The following types of vehicles are prohibited in the parking areas or drives in excess of 8 hours except for temporary loading or unloading, following which the vehicle must be removed from the Property for at least 16 hours; commercial vehicles carrying a sign advertising a business; trucks, vans and vehicles having a capacity of more than three-quarter ton; trailers of any kind; recreational vehicles and boats; motorcycles; and vehicles with more than four single-tired wheels. Construction equipment used in the actual repair, construction or maintenance of the Property will not be so restricted during such use.

#### G. ADMINISTRATION

1. Any consent or approval given under these rules and regulations may be added to, amended or revoked at any time by resolution of the Executive Board.

2. No Owner shall send any employee of the management out of the Property on any private business of the Owner.

3. Any complaint regarding the management of the Condominium or regarding actions of other Unit Owners shall be made in writing to the Executive Board.

4. If a Unit Owner contrary to the provisions of the By-Laws, at his own risk, pays his monthly charge directly to an employee of the Manager, the Manager will endeavor to mail or otherwise forward a receipt for such payment in fact turned over to him, but the Association and the Manager accept no responsibility in the matter.

#### H. RIGHTS OF DECLARANT

1. The Declarant may make such use of the unsold Units and Common Elements as may facilitate completion and sale of the Common Interest Community including, but not limited to, maintenance of a sales office, the showing of the Common Elements and unsold Units, the display of signs, the use of vehicles, and the storage of materials. Interference with workmen or with buildings under construction is prohibited. Entrance into construction or Declarant's restricted areas will be only with representatives of the Declarant.