

EXHIBIT C TO THE PUBLIC OFFERING STATEMENT

Rules and Regulations

I. GENERAL RULES AND REGULATIONS

The Rules and Regulations provided herein are intended to promote the safety and welfare and to provide for the full enjoyment of The Landings at Treesdale Condominium Common Areas by the Unit Owners. These Rules and Regulations are not meant to be onerous or too restrictive. The owners are encouraged to use the common facilities in a way that is safe and respectful to the other owners. Please read these Rules and Regulations carefully. If you have any questions, please feel free to contact the Management Office.

II. PARKING & TRAFFIC RULES

1. Parking shall not be permitted at any time overnight on the main street or on any access driveway, curb or turf area.
2. No vehicle may be stored on the limited common elements or the common elements (or in driveways), including trailers, campers, boats, etc.
3. No car repairs shall be permitted on either the limited common elements or the common elements which would last longer than twenty-four (24) hours.
4. All residents and guests must use their garage or their limited common element driveway as parking space.

III. PET RULES

1. No animals, rabbits, livestock, fowl, or poultry of any kind shall be raised or bred, in any residence or on the property, except that dogs and cats are permitted to be kept as pets only. Other pets may be permitted upon approval of the Executive Board.
2. All pets must be leashed and accompanied by their owner or custodian at all times when outside the residence.
3. Discharges by pets anywhere on the property must be cleaned up immediately by the owner and disposed of properly.
4. Residents shall not allow their pets to create noise (barking, etc.) which can be heard by other residents.
5. No more than four (4) common household pets may be kept in any Unit; provided, the foregoing number limitation shall not apply to hamsters, small birds in cages, fish or other constantly caged animals.

IV. ARCHITECTURAL & EXTERIOR APPEARANCE GUIDELINES

1. The only items permitted on the patios or decks of the residences include lawn chairs, tables for exterior use, porch furniture, planters, plant hangers, grills and umbrellas.
2. Items that are not permitted to be stored on a patio or at the front, rear or side (exterior) residence include garbage containers, recycling bins, brooms, shovels, toys, automotive equipment, bicycles, sleds, trash, and other similar items deemed to be unsightly by the Executive Board.
3. Items that may be stored on individual driveways are flower arrangements such as planters or flower boxes. Items that may be stored on individual

driveways at the end of the residence are flower arrangements, as previously described. No other items are permitted.

4. Patio fences and decks may be painted (stained) by individual owners. The color to be used will be provided by contacting the association/management office.
5. Screen/storm doors for the front of any residence are permitted with prior approval of the Executive Board.
6. Individual residence owners must make application to the association/management office before placing items or changing items in the common area surrounding the buildings.
7. Awnings, which are of a design and style pre-approved by the Executive Board, are permitted to be installed above patio areas and above the front doors only. Before installation of a new awning occurs, application must be made to the association/management office. All patio awnings must be taken down by November 15th and may be reinstalled after March 15th.
8. Continuity of paint colors will remain the same throughout the community. No color changes will be permitted unless a new color scheme is approved by the Executive Board.
9. The only signs permitted are: a) "FOR SALE" or "FOR SALE BY OWNER" inside a window of the unit; and b) decorative signs attached to patio fence.
10. Decorative signs and lawn ornaments are permitted on front door, patio fence or in mulch areas only. They are not permitted on exterior walls, garage doors, or in common areas.

11. Fences of any kind or anything put into the ground permanently are not permitted.
12. Low growing annuals, perennials, spring or summer bulbs may be planted by unit owners in the shrub bed area adjacent to their own residence.
13. Tree and shrub planting must have prior approval from the Executive Board.
14. Trash and recycling bins may not be placed at the curb for pick-up before sundown the night before collection and must be retrieved the day of collection.
15. Nothing shall be caused or permitted to be hung or displayed on the outside of windows/sills or placed on the outside walls of a building/unit.
16. Flags are permitted to be installed on the patio fence or onto the brick surface in patio areas. Flags displayed which are deemed objectionable, in bad taste, offensive in nature; etc. shall not be permitted. In the event of conflict, the decision of the Executive Board shall be final.
17. Coverings on patios, such as carpet, are permitted without prior approval of the Executive Board. Coverings on other areas are not permitted.
18. No lighting that is affixed to the exterior walls shall be changed in any manner. No additional lighting may be affixed or placed upon the roof, exterior walls, walkways or patios unless approved by the Executive Board.

VII. PROCEDURE FOR COMMON AREA ALTERATIONS

1. Obtain from and submit to the management office, a completed "**Request For Approval To Make Alterations To Common Areas**" Form, including the required drawings/specifications, and neighbor signatures (if applicable).

2. The application for alteration will be forwarded to the Executive Board for evaluation and recommendation.
3. If a decision on the request is expected to take more than one (1) week, a "Pending" letter will be sent to unit owner advising them of the status of the process.
4. The management office will communicate (in writing) the decision (approval/rejections/modification) of the application to the unit owner.

NOTE A: Only after formal approval has been obtained/received from the Executive Board may the unit owner commence the alteration.

NOTE B: Any conditions or contingencies for approval must be complied with for the approval to be valid. Also, if any part of the common elements is affected by the alteration, the unit owner will be required to assume responsibility for that portion of the common elements and release the association from further liability for repair, etc.

VI. ENFORCEMENT PROVISIONS

The Executive Board shall have the right to bring lawsuits or levy fines for violation of these rules and regulations.

Any such fine or cost of lawsuit is considered a common expense to be levied against the individual residence owner involved. Collection and enforcement by the Executive Board shall be in the same manner as the Executive Board is entitled to enforce collection of common expenses.

**SEE ALSO "TREESDALE COMMUNITY ASSOCIATION" SECTION TO THIS
PUBLIC OFFERING STATEMENT FOR ADDITIONAL RESTRICTIONS
IMPOSED ON UNIT OWNERS BY THE TCA AND THE CCR.**