

RULES AND REGULATIONS FOR FARMSTEAD CREEK HIGHLANDS SUBDIVISION

The following Rules and Regulations are supplementary to and consistent with the Declaration of Covenants, Conditions and Restrictions of Farmstead Creek Highlands Subdivision (“Declaration”). They are intended to protect the environment of Farmstead Creek Highlands Subdivision, to provide security, to enhance the attractiveness of the common areas and common improvements and residences, and to promote harmony and pleasant living conditions. The term Board of Directors refers to the Board of Directors of Farmstead Creek Highlands Homeowners Association, Inc. (“Association”); the term President refers to the President of the Association and the term Owner refers to an Owner of a Lot in Farmstead Creek Highlands Subdivision.

GENERAL APPEARANCE OF FARMSTEAD CREEK HIGHLANDS SUBDIVISION

In order to maintain property values and the beauty of the environment, Owners are required to and shall comply with the following:

- A. Nothing shall be placed in the Common Elements or common improvements. Seasonal decorations on an Owner's lot must be tasteful and simple, so that they are not offensive to any other Owner, and must be removed within one month of the conclusion of the applicable holiday season or event being celebrated.
- B. Nothing is to be placed on the lawn that would impede lawn care or invite rodents. Outdoor wood piles shall not be placed where they are visible to any other Owner.
- C. The Board of Directors, in the Board's absolute discretion, may notify an Owner of unkempt, unsightly, or dangerous conditions on that Owner's Lot, and require specific changes.
- D. The Board may make periodic suggestions to Owners regarding exterior maintenance if the need is perceived to be a safety issue or one that impacts the appearance of Farmstead Creek Highlands Subdivision.
- E. No trash containers shall be kept outdoors at any time except between the hours of 6:00 a.m. and 9:00 p.m. on trash pickup days.

PARKING AND MOTOR VEHICLES

The following shall apply to all Owners:

- A. All motor vehicles must be licensed and operable.
- B. No person shall use any of the Common Elements or Common Improvements for the parking, storage or operation of any vehicles or personal property including, but not limited to, boats, motor homes, campers, trucks, snow-mobiles, motorized bikes or other commercial or recreation-type vehicles.

SIGNS

No Owner or Occupant, except Developer, may erect, post or display posters, signs or advertising material of any kind and nature within or upon the Common Areas. An Owner may within the Lot erect or post a temporary sign of customary and reasonable dimension relating to the only the following:

- A. 1 "For Sale" sign located within the Lot or home of reasonable size which shall be removed not later than thirty (30) days after the closing of the sale of said lot or home.
- B. Not more than two (2) political signs which shall be removed not later than thirty (30) days after the election to which the sign pertains.
- C. Holiday decoration signs which shall be removed not later than thirty (30) days after the holiday to which sign decorative signs pertain.
- D. Rummage or "garage sale" signs which shall be removed not later than two (2) business days after the rummage or garage sale.
- E. Congratulatory or thank you signs which shall be removed not later than seven (7) days after the placement thereof on the lot.

Business advertising signage is strictly prohibited.

All signs shall be of reasonable, customary size and shall comply with any municipal ordinances where and as applicable.

PET RULES

No animals, livestock, reptiles, poultry, or birds of any kind shall be raised, bred or kept within the Subdivision, except as allowed by Village ordinance. No animals within the Subdivision shall be kept, bred or maintained for any commercial purposes. No pet shall be permitted which causes an unreasonable disturbance as determined by the Board, at the Board's sole discretion. The Board shall establish and enforce rules and regulations regarding pets, which shall be followed by all owners that keep pets. The Board may order the removal of any pet at any time in its sole discretion after notice and a hearing if such pet is or becomes offensive, a nuisance or harmful in any way to the Subdivision or those occupying or owning therein. The Association may charge a fee of any pet owner to cover the Association's administrative or enforcement

costs. All pets shall be housed indoors and, if allowed outdoors, shall be kept on a leash unless the Architectural Control Committee has approved of a dog kennel as provided herein. Any pet excrement in portions of the Subdivision other than the pet owner's Lot shall be removed immediately by the Occupant of the residence in which the pet resides. A violation of the provisions of this paragraph shall subject the Lot Owner responsible for such violation to additional special assessments by the Board for the enforcement costs, including but not limited to reasonable attorneys' fees incurred by the Association incident to the enforcement of this paragraph and rules and regulations established by the Board.

In addition to the foregoing, pets are permitted and are subject to the following restrictions and limitations:

- A. Cats and dogs shall be domesticated.
- B. No Owner or occupant thereof shall house more than two (2) small birds in cages, fish and three (3) domesticated cats and three (3) dogs.
- C. Dogs and cats, shall, at the request of the Association, be registered by the Owner thereof with the Association. Registration information includes name, breed, color, weight, sex and owner's name.
- D. No pets shall be left unattended and shall at all times be on a leash.
- E. Pet waste matter shall be promptly removed and disposed of in a sanitary fashion.
- F. Any damage to lawns or shrubbery or any of the improvements on or to the Common Elements or common improvements shall be the sole expense of the Owner of said pet causing said damage.
- G. The housing, caging or possession of reptiles or exotic pets including, but not limited to, alligators, snakes, lizards, chickens, pigs or peacocks is strictly prohibited.