

EXHIBIT C

CANBERRA VILLAGE CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

1. RULES, REGULATIONS AND DEFINITIONS.

A. Establishment of Rules and Regulations.

These Rules and Regulations (the "Rules") relate to Canberra Village Condominium, situated on Pinecrest Road, Litchfield, Hillsborough County, New Hampshire (the "Condominium"). These Rules were adopted by the Canberra Village Condominium Association (the "Association") on the 15th day of September, 2005 and subsequently amended. The Rules may be amended by the Board of Directors (the "Board") of the Association, from time to time, as permitted by and in accordance with the Bylaws and other governing instruments of the Condominium.

B. Definitions.

Capitalized terms not otherwise defined herein or in the Declaration shall have meanings specified in Section 2.3 of the Act and the Glossary in these Bylaws.

2. GENERAL USE PROVISIONS.

A. Restrictions on Use of Units and Common Area.

To assist the Condominium in providing for congenial occupancy and the protections of the value of the Units, it is necessary that the Board have the right and authority to exercise reasonable controls over the use of the Units and the Common Area. Violation of the following enumerated prohibitions shall not be permitted, and the Board is hereby authorized to take all steps necessary to prevent or discontinue any violations thereof, all at the expense of the violator:

(1) Use

No unit or Common Area of the Condominium may be used for any unlawful, immoral or improper purpose.

(2) Advertising

No advertisements, signs or posters of any kind shall be posted in or on any Unit or the Common Area except as authorized by the Board. Realtor signs require Board authorization, must be no larger than 2ft by 2ft, not on a post, and located within five feet of the house.

(3) Public View

No clothing, laundry, rugs or other objects shall be hung or thrown from a window or exterior portion of a Unit or otherwise left or placed in such a way as to be exposed to public view.

(4) Trash Disposal

All refuse and trash shall be in approved containers, placed in locations specifically designated by the Board, and no trash containers shall be permitted to remain in public view.

(5) Pets

Except as permitted in the Bylaws, no animal, other than common household pets shall be kept or maintained at a Unit or on the Common Area, nor shall common household pets be kept, bred, or maintained for commercial purposes. **Only two (2) domestic pets** shall be allowed per unit. All pets, including cats, shall not be permitted outside of Units unless they are accompanied by an adult person and **carried or leashed**. Pets must do their duty in the area next to the wetlands or in the back of the Owner's/Resident's Unit. Solid waste must be picked up. The Board may make further provisions for the control and regulation of household pets in the Condominium. The Owner/Resident of a Unit, where a pet is kept or maintained, shall be responsible and may be assessed by the Board for all damages resulting from the maintenance of said pet, and any costs incurred by the Association in enforcing the rules prescribed or to be prescribed by the Board for the control and regulation of pets in the Condominium and each such Owner/Resident shall be deemed to indemnify, defend and hold the Board harmless against such loss or liability resulting from said pet. Owners and/or Residents must be covered by liability insurance for any injury caused by their pet. The Board reserves the right to limit, exclude or require removal of any pet that is deemed to be a nuisance, vicious, dangerous or

overly aggressive, including upon request or direction from the Association's general liability master policy insurer, or as necessitated by the coverage terms of the Association's general liability master policy.

(6) Rental or Lease of Units

All leases or rental agreements for any Unit shall be subject to the Bylaws, the Declaration and these Rules, and shall be for a period not less than six (6) months. In addition, information shall be submitted to the Board by the Owner leasing the Unit, identifying all tenants by full name and providing proof of age of all tenants as required by law or at the discretion of the Board. A copy of the Canberra Bylaws, the Declaration and these Rules will be provided to the new Resident by the Association. The new Resident will be required to sign a statement agreeing to abide with all provisions of the Bylaws, the Declaration and these Rules as amended from time to time.

If a Unit is rented/leased by an Owner:

- (a)** The renters and all residents of a leased Unit must be 55 years of age or older.
- (b)** The renters/residents must abide with all provisions of the Bylaws, Declaration, and these Rules.
- (c)** The Owner will continue to be liable for all damages caused by the renters/residents, all violations by renters/residents of the Bylaws, Declaration and the Rules, and the upkeep of the Unit and any related **Limited Common** Area for which the Owner is responsible.

(7) Nuisance

No nuisance shall be allowed at the Condominium nor shall and use or practice be allowed which is a source of annoyance to other residents or which interferes with the peaceful possession or property use of the Condominium by other Residents.

(8) Additional External Installations

No Owner/Resident shall allow the installation of wiring for electrical or telephone use, telephone antennae, air conditioning unit or other machine or equipment, which protrudes through the walls or the roof of the building or is otherwise visible on the exterior of a building except as presently installed or as authorized by the Board. Satellite dishes not greater than 18 inches in diameter may be placed in or outside of a Unit; provided, that the Owner/Resident shall take reasonable steps to shield the same from

public view, so long as such shielding does not materially and adversely affect the utility of such satellite dish.

(9) Changes to Units or Common Areas

Nothing shall be done in any Unit or on any Unit, or to the Common Area which may impair the structural integrity of the Submitted Land, or which would structurally change a building or improvements thereon except as provided in these Bylaws unless the Board grants permission to the Owner. There will be no new additions to Units except for those originally identified by Etchstone Properties Inc. as having a sunroom option and approved by the Board. Retractable awnings are permitted over a patio or deck with Board approval. Permanent and/or temporary screened-in porches are not permitted. Nothing shall be altered or constructed in or removed from the Common Area except upon the written consent of the Board. No new structural fences will be added. Shrub fences, height no more than 4 feet, may be added upon written permission of the Board.

(10) Septic systems

The Association will negotiate a contract for scheduled pumping for all septic systems. The Board of Directors will establish an assessment to be paid by all homeowners. This assessment will be paid to the Association who in turn will pay the septic contractor. Since it is the responsibility of the Association to maintain the septic system, the tanks will be pumped out on a regular basis. The Board will acquire from the state a list of items that are prohibited from entry in the system and distribute it to the residents.

(11) Garbage Disposals

Garbage disposals are not to be used or installed in any Unit. The Owner of any Unit that already has a garbage disposal installed is required to cease from any further use of the disposal to eliminate the impact on the septic system. The Owner is required to remove the garbage disposal unit before the Unit is put on the market for sale, lease, or rental, and such removal must be certified, in writing, to the Board at which time the Board has the authority to check the unit to verify that the disposal has been removed. Pursuant to the Bylaws, the Board reserves all rights to undertake removal of a garbage disposal, and the charge the Owner for the cost thereof, if the Owner fails to remove the disposal in accordance with this rule B.1.(k).

(12) Home Business

Each Unit shall be occupied and used only for private, residential purposes by the Owner/Resident and his or her family, or by lessees or guests of the Owner/Resident, except for such limited professional use as the Board, upon prior, written application from an Owner or Renter, may authorize in its discretion. Such limited professional use shall not be incompatible with the residential character of the Condominium. No such limited professional use shall include members of the public entering the Unit in connection therewith. These provisions regarding use shall not prohibit an Owner from leasing or renting his Unit; providing that such lease or rental shall be in accordance with the terms and provisions of these Rules, and shall not consist of any use which is for other than residential purposes.

(13) Boats, Trailers, etc.

No boats, trailers, recreational vehicles or other similar items of personal property, except as expressly permitted by the Board, shall be parked on or stored at the Common Area or limited Common Grounds.

(14) Vehicles

No vehicles shall be parked outside a Unit, except for personal cars or non-commercial vehicles owned by the Owner or tenant of a Unit, where such non-commercial vehicles do not exceed in size industry standard one (1) ton capacity vehicles with standard single, rear wheel configuration. No unregistered vehicles may be maintained at or outside of a Unit. No vehicles are to be parked on the street overnight or at any time that could prevent safe passage of fire and emergency vehicles. Driveways are the primary parking location.

Parking by visitors is permitted on the street during daytime hours only. Right of way must be maintained at all times for Residents and for any service or emergency vehicle. The Board of Directors reserves the right to have violators towed at owners' expense.

(15) Activities

No activity shall be done or maintained in any Unit or upon the Common Area which increase the rate of insurance on any Unit or the Common Area or result in the cancellation of insurance thereon, unless such activity is first approved in writing by the Board. No waste shall be discarded in or on the Common Area.

(16) Use of Units and Common Areas

In the use of the Units and the Common Area of the Condominium, Owners and Residents shall obey and abide by all valid laws, ordinances and zoning and other governmental regulations affecting the same and all applicable provisions of these Rules. The Common Area shall be used only for the purposes for which they are reasonably suited and which are incident to the residential use and occupancy of the Units.

(17) Clubhouse

Owners and Residents must not provide the access code to the Clubhouse front door to anyone who is not a member of the Association.

(a) Usage. Unit Owners/Residents must insure that a Resident accompanies any visitor to the Clubhouse. Unit Owners/Residents are responsible and liable for any damage to the Clubhouse by their visitors. Unit Owners/Residents are responsible to cleanup the Clubhouse and leave it as they found it. Usage of the Clubhouse for private parties or functions, hosted by an Owner/Resident, must be approved, in writing by the Board. No pets are allowed in the Clubhouse.

(b) Alcohol Restrictions. Alcoholic beverages shall not remain unattended in the Clubhouse. All alcoholic beverages shall be removed from the Clubhouse when the Owner(s)/Resident(s) vacate the Clubhouse.

(18) Visitors

Overnight visitors under the age of 55 may stay with the Resident/Owner up to three (3) cumulative weeks within a 12-month period, without Board approval. An Owner/Resident must request approval from the Board for any time beyond the three weeks. Visitors' children and visitors' pets must be supervised by Owners/Residents or parents of the children in accordance to the Rules and Regulations of the Bylaws.

(19) Permanently Protected Land

The Association, Owners and Residents, shall not cut or remove trees or other vegetation in the Permanently Protected Land, which includes the wetlands and perimeter of the Association property, except for the removal of dead or diseased trees or vegetation, when approved by the Board in accordance with good conservation management practices. Refer to Article 16 and Exhibit A-2 in the Declaration for more information referring to Permanently Protected Land. The Permanently Protected Land is depicted on the Site Plan of the Condominium as Plan 32456 at the Hillsborough County Registry of Deeds.

(20) Vendor Services

Owners/Residents who seek snow removal from their roof, deck and/or around vents and generators will be contacted by the Association's contractor in the fall to sign-up for any or all of these services for the coming winter. The Association's contractor will create a rate for each requested service. Payment will be made by the Owner/Resident directly to the Association's contractor. A(n) Owner/Resident may seek other individuals or companies to perform these services. Any contractor must be insured and take full responsibility for any damages to limited Common Area or Common Land.

B. Lien Procedure

The Board shall follow the guidelines requirements of New Hampshire's Condominium Act RSA 356-B, and the Bylaws relative to condominium liens against Units.

C. Improvements to Common Area Adjacent to Units

To enable Owners/Residents to enjoy more fully their Units and to improve the exterior, aesthetic quality thereof, they may plant and maintain shrubs, flowers and other vegetation within five (5) feet of the exterior walls of their Units, patios and/or decks. Planting and improvements shall not interfere with mowing and lawn maintenance.

3. RESALE OF UNITS

A. Intent of Sale

At or prior to the time an Owner enters into a listing agreement for the sale of his or her Unit, **the Owner must notify the Board in writing of the intent to sell.** The Board of Directors has the authority to enter a Unit to determine that there is no garbage disposal.

B. Prior to or at the time of Re-Sale

(1) All fees, assessments and financial obligations due to the Association must be paid prior to the sale of the unit.

(2) Prior to the closing of a sale of a Unit, the new or prospective Owner must provide the Board of Directors the following:

(a) Proof of age of the new Owner/Resident as required by law or at the discretion of the Board.

(b) New Owner/Resident's signature on the copy of the Association Declaration, Bylaws and Rules as provided to them by the Association.

(c) Copy of the new Owner's liability and casualty insurance policy as required per the Declaration, the Bylaws, or any policy resolution or rule adopted by the Board.

(d) Affidavit signed confirming that the buyer(s):

(1) shall comply with the age requirements set forth in Article 15 of the Declaration,

(2) is or are not acquiring the Unit with the intent of reselling or transferring the Unit to anyone who will not honor the age requirements in place at the Condominium, and

(3) will ensure that during his or her period of ownership of the Unit, all persons residing at the Unit shall be fifty-five (55) years or older, except as may be permitted under the Litchfield Zoning Ordinance or as required under federal or state law. (Such an affidavit is required by Article 15.6 of the Declaration.)

4. PORTABLE STORAGE AREAS

An Owner/Resident may request from the Board, the placement of a Mini or POD to use during the moving process or during an emergency. Its placement shall not obstruct the safe movement of their neighbors. This POD/Mini may sit on the driveway for no more than seven (7) consecutive days. Any damage caused by delivery or pickup of the Mini/POD to

the Common Grounds, driveway, irrigation system, or existing structure is the full responsibility of the Owner/Resident.

5. ELECTIONS

A. Board of Directors

Beginning with Board members elected in September of 2007, the election of new members to the Board of Directors of the Association will take place at the annual meeting in September of each year. Article III (4) of the Bylaws requires staggering of Director terms.

6. DECORATIVE LIGHTING

A. Hours of Lighting

The Board may, from time to time, establish rules governing the times that exterior decorative lighting (which are part of the Common Area) shall be illuminated. During the evening hours, exterior decorative lights shall not remain illuminated later than 11:00 pm, without prior approval of the Board.

7. GENERAL PROVISIONS

A. Amendments

The Board of Directors shall have the authority from time to time to adopt any Rules and/or Regulations deemed necessary for the enjoyment of the Condominium Association provided that such Rules and Regulations shall not be in conflict with the Act, the Declaration, or the Bylaws and duly recorded. These Rules and Regulations may be amended, from time to time, by the Board, as permitted and contemplated under the Bylaws.

B. Enforcement

The Board may enforce these Rules and Regulations pursuant to the same means of enforcement as are authorized with respect to the enforcement of any of the Bylaws.

C. Law

These Rules shall be governed by the State of New Hampshire and any dispute as to the meaning or enforceability thereof shall be resolved in the courts of the State of New Hampshire.

D. Waiver

No restriction, condition, obligation or provision of these Rules shall be deemed to have been abrogated or waived by any reason or failure to enforce the same.

E. Captions

The captions contained in these Rules are for convenience only, are not part of these Rules and Regulations are not intended in any way to limit, condition, prescribe or enlarge the terms and provisions of these Rules.

F. Unit Owner Recourse as to Board Decisions

Since the Association's legal counsel represents the Association, it is not possible for the Association's counsel to represent a Unit Owner. Unit Owners are free to seek any form of informal appeal, hearing, meeting, etc. with the Board. Unit Owners are also free to retain their own Attorney. A Unit Owner's Attorney can represent them during any informal, in-house proceeding. Unit Owner's Attorney can also file a lawsuit on the Unit Owner's behalf.

CANBERRA VILLAGE CONDOMINIUM ASSOCIATION

IN WITNESS WHEREOF, Canberra Village Condominium Association Board of Directors has caused these Amended Rules and Regulations to be executed this 8/26/15.

<u>Elizabeth Darling</u>	Elizabeth Darling, President
<u>Marianna Caveney</u>	Marianna Caveney, Vice President
<u>Judith Steinmetz</u>	Judith Steinmetz, Treasurer
<u>Giacomo J. Agati</u>	Giacomo Agati, Secretary
<u>Margaret Hanson</u>	Margaret Mary Hanson, Member at Large