

EXHIBIT “C”
CANONS OF CONDUCT

Amended May 7, 2007

The following restrictions shall apply to all of The Neighborhood until such time as they are amended, modified, repealed or limited pursuant to Article IV of the Covenant.

1. General. The Neighborhood shall be used only for residential, recreational, limited business (which may include, without limitation, home offices and Live/Work Units, pursuant to Section 4.5(a) of the Declaration), and related purposes (which may include, without limitation, an information center and/or a sales office for any real estate broker retained by the Founder to assist in the sale of property described in Exhibits “A” or “B,” offices for any property manager retained by the Association, or business offices for the Founder or the Association) consistent with this Covenant and any Supplemental Covenant. Leasing or rental of any portion of a Unit is permitted subject to the provisions of Section 4.5 and only for permitted purposes.

2. Restricted Activities. The following activities are prohibited within all Peer Groups unless expressly authorized by, and then subject to such conditions as may be imposed by, the Council of Stewards:

- a) Parking of vehicles on public streets or thoroughfares, or parking of commercial vehicles or equipment, mobile homes, recreational vehicles, golf carts, boats and other watercraft, trailers, stored vehicles or inoperable vehicles in places other than enclosed garages; provided that:
 - i. loading and unloading activities, construction, service and delivery vehicles shall be exempt from this provision during daylight hours for such period of time as is reasonably necessary;
 - ii. Passenger vehicles may be parked in a driveway for less than a four hour period. Vehicles left longer than four hours may not block or obstruct pedestrian use of the sidewalk;
 - iii. Guests' and invitees' vehicles shall be exempt from this provision so long as such vehicle remains no longer than 72 hours at a time;
- b) Raising, breeding, or keeping animals, livestock, or poultry of any kind, except that a reasonable number of dogs, cats, or other usual and common household pets may be permitted in a Unit; however, those pets which are permitted to roam free, or, in the sole discretion of the Council, make objectionable noise, endanger the health or safety of, or constitute a nuisance or inconvenience to the occupants of other Units shall be removed upon request of the Council. If the pet owner fails to honor such request, the Council may remove the pet. Dogs shall be kept on a leash or otherwise confined in a manner acceptable to the Council whenever outside the dwelling. Pets shall be registered, licensed, and inoculated as required by law;
- c) Any activity which emits foul or obnoxious odors outside the Unit or creates noise or other conditions which tend to disturb the peace or threaten the safety of the occupants of other Units;
- d) Any activity which violates local, state, or federal laws or regulations; however, the Council shall have no obligation to take enforcement action in the event of a violation;
- e) Pursuit of hobbies or other activities which tend to cause an unclean, unhealthy, or untidy condition to exist outside of enclosed structures on the Unit;

- f) Any noxious or offensive activity which in the reasonable determination of the Council tends to cause embarrassment, discomfort, annoyance, or nuisance to persons using the Common Area or to the occupants of other Units;
- g) Outside burning of trash, leaves, debris, or other materials, except in the case of controlled campfires within specifically designated portions of the Common Area as designated by the Council and subject to any rules promulgated by the Council and local government;
- h) Use or discharge of any radio, loudspeaker, horn, whistle, bell, or other sound device so as to be audible to occupants of other Units, except alarm devices used exclusively for security purposes;
- i) Use and discharge of firecrackers and other fireworks;
- j) Dumping grass clippings, leaves, or other debris, petroleum products, fertilizers, or other potentially hazardous or toxic substances in any drainage ditch, stream, pond, or lake, or elsewhere within the Neighborhood, except that fertilizers may be applied to landscaping on Units provided care is taken to minimize runoff, and the Founder and Builders may dump and bury rocks removed from a building site on such building site;
- k) Accumulation of rubbish, trash, or garbage except between regular pick ups, and then only in approved containers;
- l) Obstruction or rechanneling drainage flows after location and installation of drainage swales, storm sewers, or storm drains, except that the Founder and the Association shall have such right; provided, the exercise of such right shall not materially diminish the value of or unreasonably interfere with the use of any Unit without the Owner's consent;
- m) Subdivision of a Unit into two or more Units, or changing the boundary lines of any Unit after a subdivision plat including such Unit has been approved and Recorded, except that the Founder shall be permitted to subdivide or replat Units which it owns;
- n) Use of any Unit for operation of a timesharing, fraction-sharing, or similar program whereby the right to exclusive use of the Unit rotates among participants in the program on a fixed or floating time schedule over a period of years;
- o) Discharge of firearms; provided, the Council shall have no obligation to take action to prevent or stop such discharge;
- p) On-site storage of gasoline, heating, or other fuels, except that a reasonable amount of fuel may be stored on each Unit for emergency purposes and operation of lawn mowers and similar tools or equipment, and the Association shall be permitted to store fuel for operation of maintenance vehicles, generators, and similar equipment. This provision shall not apply to any underground fuel tank authorized pursuant to Article IV;
- q) Any garage sale, moving sale, rummage sale or similar activity, except that an Owner or occupant residing in a Unit may hold such a sale lasting no longer than 72 consecutive hours up to two times in any calendar year; moreover, the Association may designate dates and times for such sales for all Owners and occupants of Units' participation;
- r) Capturing, trapping, or killing of wildlife within the Neighborhood, except in circumstances posing an imminent threat to the safety of persons using the Neighborhood;
- s) Any activities which materially disturb or destroy the vegetation, wildlife, wetlands, or air quality within the Neighborhood or which use excessive amounts of water or which result in unreasonable levels of sound or light pollution;

- t) Conversion of any carport or garage to finished space for use as an apartment or other integral part of the living area on any Unit without prior approval pursuant to Article IV;
- u) Operation of motorized vehicles on pathways or trails maintained by the Association, except for the operation of motorized vehicles at the direction of the Association and designated utilities, including Williams-Transco, for maintenance purposes; and
- v) Any construction, erection, placement, or modification of any thing, permanently or temporarily, on the outside portions of the Unit, whether such portion is improved or unimproved, except in strict compliance with the provisions of Article V of the Covenant. This shall include, without limitation, signs, basketball hoops, swing sets, and similar sports and play equipment; clotheslines; garbage cans; woodpiles; above-ground swimming pools; docks, piers, and similar structures; and hedges, walls, dog runs, animal pens, or fences of any kind.

[Reference to basketball hoops amended by Council of Stewards on August 24, 2006. Re: Architectural Review Committee Standard/Guideline "Basketball Hoops on Individual Property" – attached to this document]

Standard TV antennas and satellite dishes which are 24 inches in diameter or less shall be permitted at the Neighborhood; however, such over-the-air reception devices shall comply with all Architectural Guidelines and other applicable Canons of Conduct pertaining to the location and manner of installation. The Founder and/or the Association shall have the right, without obligation, to erect an aerial, satellite dish, or other apparatus for a master antenna, cable, or other communication system for the benefit of all or a portion of the Neighborhood, should any master system or systems be utilized by the Association and require such exterior apparatus.

3. Prohibited Conditions. The following shall be prohibited at the Neighborhood:

- a) Plants, animals, devices, or other things of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Neighborhood;
- b) Structures, equipment, or other items on the exterior portions of a Unit which have become rusty, dilapidated, or otherwise fallen into disrepair; and
- c) Sprinkler or irrigation systems or wells of any type which draw upon water from lakes, creeks, streams, rivers, ponds, wetlands, canals, or other ground or surface waters within the Neighborhood, except that the Founder and the Association shall have the right to draw water from such sources.