

## **RULES AND REGULATIONS BROWNSTONES AT BRAGG POINT**

### Restrictions on Use, Conduct, and Other Matters.

1. *Residential Use.* Each lot shall be used for residential purposes only, and no trade or business of any kind may be conducted in or upon a Lot, including business uses ancillary to a primary residential use, except that the Owner or Occupant residing on a Lot may conduct such ancillary business activities so long as (a) the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from the exterior of the Townhome; (b) the business activity does not involve visitation of the Lot by employees, clients, customers, suppliers or other business invitees; (c) the business activity conforms to all zoning requirements for the Development; (d) the business activity does not increase traffic in the Development; (e) the business activity does not increase the insurance premium paid by the Association or otherwise negatively affect the ability of the Association to obtain insurance coverage; and (f) the business activity is consistent with the residential character of the Development and does not constitute a nuisance or a hazardous or offensive use, or threaten the security or safety of other residents of the Development, as may be determined in the sole discretion of the Board.
2. *Animals and Pets.* No animals, reptiles, birds, or other non-human living creatures shall be raised, bred, or kept on any part of the Development.
3. *Signs.* No Person shall erect, post, or place any sign of any kind on a Lot, with the exception of a customary "For Sale" sign or the Board's prior approval.
4. *Rubbish, Trash, and Garbage.* All trash, rubbish, and garbage shall be placed in receptacles which remain inside garages until the day of garbage pick-up.
5. *Nuisance.* No Person shall make use of any Lot or any portion of the Development in any way or for any purpose which may endanger the health or unreasonably annoy or disturb other Owners or occupants of any Townhome, or which constitutes, in the Board's opinion, a nuisance; provided, however, the use associated with the initial construction of the Development by Developer shall not be deemed a nuisance to other Owners. No Owner or occupant shall do, keep, or store anything on the Development which would increase insurance rates or which would be in violation of any statute, rule, ordinance, regulation, permit or other validly imposed requirements of any governmental body, without the prior approval of the Board.
6. *Unsightly or Unkempt Conditions.* The pursuit of hobbies or other activities, such as, but not limited to, the assembly and disassembly of mechanical devices, which might tend to cause disorderly, unsightly, or unkempt conditions, shall not be pursued or undertaken on any part of the Development.
7. *Window Treatments.* No blinds, shades, screens, decorative panels, or other window treatments or coverings, except for draperies in or lined with white, off-white, or light beige, or vertical or horizontal blinds in white, off white or light beige, shall be attached to, hung, or used in connection with any window or door in a Townhome in

such a manner as to be visible from outside of the Townhome, without the Board's prior written consent.

8. *Noise.* No Owner or Occupant of a Townhome may use or allow the use of a Lot or any portion of the common Properties between the hours of 11:00 p.m. and 7:30 a.m. in any manner which creates levels of noise that can be heard by persons in another Townhome or that, in the opinion of the Board, interferes with the rights, comfort or convenience of the other Owners or occupants of the Development.
9. *Parking.* Owners and occupant(s) of a Townhome may not park trucks with a load capacity of one ton or more, full-size vans (excluding mini-vans used as passenger vehicles), vehicles used primarily for commercial purposes, vehicles with commercial writings on their exteriors, disabled and stored vehicles, boats, boat trailers, recreational vehicles, and motor homes, on the parking spaces located upon their respective Lot(s). This restriction shall not preclude (a) occasional guests from parking overnight in the parking spaces of the Lot they are visiting, (b) service and delivery vehicles from parking temporarily in the parking spaces during such time as is reasonably necessary to provide service or make a delivery to a Lot, and (c) construction equipment and construction workers' vehicles from parking in the parking spaces during the day (but not overnight), provided that such parking does not unreasonably interfere with other Owners' access to and from their respective Lots. Notwithstanding anything herein to the contrary, Owners and occupant(s) shall not park any vehicle on S. Crest Place, nor shall they park any vehicle in any area on the Property which prohibits or limits mail or garbage service to the Development.
10. *Antennas.* No exterior television or radio antennas or satellite dish of any sort shall be placed, allowed, or maintained upon any portion of the Development, including any portion of any Townhome, except as otherwise must be permitted by law and pursuant to such rules as the Board may adopt. Notwithstanding the foregoing, Developer or the Association may install and maintain an aerial or other apparatus or cable for a master antenna, cable, or satellite system, should any such master system or systems be utilized and require any such exterior antenna, cable, satellite, or other apparatus.
11. *Garage Sales.* Garage sales, carport sales, flea markets, and similar activities involving the outdoor display and sale of goods are prohibited on any portion of the Development, except as may be approved by the Board in its sole discretion.
12. *Wireless Internet Systems.* A wireless Internet communications network ("WiFi System") may be installed or otherwise used in a Townhome provided precautions are taken to ensure against interfering with, disturbing, or intercepting computer, communications, or other permitted electronic signals, networks, or systems installed in other portions of the Development. The Association may establish reasonable requirements relating to the installation of WiFi Systems that must be complied with, including, without limitation, requiring assurance from the installer of the system that proper precautions are being taken.
13. *Landscaping.* No Person shall change the original landscaping of the front yard of a Lot (which includes without limitation adding or removing landscape elements) without the prior written approval of the Board.

14. *Restriction on Number of Occupants.* Occupancy of each Lot shall be limited to that number of persons equal to the number of bedrooms in the Townhome plus one (1) additional person. For purposes of this subparagraph (a), "occupancy" means staying overnight in a Townhome for a total of more than thirty (30) days, either consecutive or nonconsecutive, in any calendar year.

15. *Smoking.* There will be no smoking inside the Townhome.