

EXHIBIT "C"

**RULES AND REGULATIONS
FOR ROSEBROOK TOWNHOMES**

A) MAINTENANCE PROVIDED BY ASSOCIATION AS COMMON EXPENSE:

- (1) Weekly (or as needed) lawn care and maintenance service which includes general clean up of litter, weeds and debris.
- (2) Replacement of plants and shrubs as needed in front yards, sidewalks, driveway and garage dividers.
- (3) Repairs or replacement of exterior retaining walls, steps, sidewalks, decorative planters, fencing, driveway, gates and electric devices. (No fences shall be constructed or placed upon any lot without the prior written approval of the Architectural Committee)
- (4) Stormwater runoff facilities and control.
- (5) Painting, repair and maintenance of exterior of Townhomes.

B) COURTYARD FURNISHINGS:

- (1) Except as provided by Developer, no additional furniture, plants or decorative items shall be permitted in courtyards without prior written approval from board.

C) OUTSIDE DECKS AND BALCONIES:

- (1) Board reserves the right to require the owner of any Townhome to repair, restore or clean up decks and balconies of the Townhome.
- (2) Owners shall take all precautions to limit the weight or number of persons on the deck or balcony to a safe limit.

D) PETS:

- (1) No more than two (2) domestic pets shall be allowed per single Townhome. Owners are responsible for any damage done to Townhomes or property of Rosebrook Townhomes by their pets. Owners shall promptly remove any deposits made by their pets upon other Townhomes or property.

E) PARKING:

No commercial or tractor trailer trucks shall be parked in driveways or on the streets except for deliveries.

Cars owned by Owners, tenants or guests shall be parked only in the Owner's garage, driveway pad or driveway. No inoperable vehicle, tractor, or other machinery shall be stored outside of the garage at any time, even if not visible from the street. No house trailer, tractor trailer truck, motor home, vacation trailer, camper or boat may be stored anywhere upon the Lot.

No major car repairs shall be made on the property. All inoperable vehicles shall be removed immediately.

G) GARBAGE AND REFUSE CONTAINMENT

Each owner shall store all garbage and refuse inside their Townhome until the day of garbage and refuse pickup. Owners shall place garbage and refuse in appropriate containers at curbside on pickup day. Owners shall immediately clean up any garbage or refuse which is scattered or spread by animals.

H) WINDOW AND DOOR COVERINGS:

All window and door coverings, such as draperies, blinds, sheers, etc., exposed to the exterior shall be a pure white cover or lined in pure white.

I) EXTERIOR CHANGES:

No exterior changes or alterations to Townhomes shall be permitted without prior written approval of the Association.

All maintenance and upkeep of the Townhome shall be the responsibility of and at the expense of the owner; except for the responsibilities assumed above by the Association.