

EXHIBIT A

RULES AND REGULATIONS

1. Use of Lots. No Lot except those Lots owned by Sponsor and used as sales offices, administrative offices and models, shall be occupied and used for any other purpose by the respective owners other than as a private residential dwelling for the owner, his family, tenants and social guests all in compliance with the age restrictions contained in Article IV of the Declaration.

2. Prohibited Vehicles. No vehicle other than a passenger automobile shall be authorized to park on the Property or the Common Property areas, except in an area or areas, if any, specifically designated by the Board of Directors for parking or storing any one or more designated types of prohibited vehicles. Without limiting the generality of the foregoing, the following "prohibited vehicles" are strictly prohibited to be parked, stored, or to remain on the Property or the Common Property (except in an area or areas, if any, specifically designated by the Association for parking or storing any one or more designated types of prohibited vehicles): abandoned vehicles, disabled vehicles, stored vehicles, motorcycles, boats, boat trailers, campers, trailers or any kind, recreational vehicles, trucks, pick-up trucks exceeding 1.0 ton, vehicles primarily used for commercial purposes, and vehicles with commercial writings on their exteriors. Despite the above, trucks and commercial vehicles shall be allowed temporarily on the Property or the Common Property during normal business hours for the purpose of serving any

Lot or the Common Property; provided that no such vehicle shall be authorized to remain on the Property or the Common Property overnight or for any purpose except serving a Lot or the Common Property.

2.01. Definitions. For the purposes of this provision, the terms used herein are defined as follows:

(i) An "abandoned vehicle" shall mean a vehicle that is both obviously inoperable or does not have a current operating license and remains parked for fourteen (14) days.

(ii) A "disabled" vehicle shall mean any vehicle either not in current operating condition or without a current operating license.

(iii) A "stored vehicle" shall mean any vehicle other than an abandoned vehicle which remains parked in the same spot for fourteen (14) days or which is put on blocks or covered with a tarpaulin and remains on blocks or covered overnight.

(iv) A "passenger vehicle" shall be deemed to include a van designed and used as a primary passenger vehicle.

2.02 Procedure. If any vehicle is parked on the Property except as authorized by this Section, a notice shall be placed on the vehicle designating the provision hereof which is being violated and indicating that after two (2) days the vehicle may be towed and designating the name and telephone number of the person who will do the towing and setting forth the name and telephone number of a person to contact regarding the alleged violation; provided, however, that in a situation where a vehicle is parked in a fire lane or is blocking another vehicle no notice

shall be required and the vehicle may be towed immediately. If two (2) days after such notice is placed on the vehicle the violation continues or again occurs, the vehicle may be towed in accordance with the notice, without further notice to the owner or user of the vehicle. Any fee or expense incurred for towing and storage of the vehicle shall be paid by the owner or user of the vehicle.

2.03 Alternative Procedure. Despite anything to the contrary herein, the Association may elect to exercise such other remedies as the Association may have under the Master Deed or as provided by law.

---

2.04. Liability. If a vehicle is towed in accordance with this Section, neither the Association nor any officer or agent of the Association shall be liable to any person for any claim or damage as a result of the towing activity.

3. Animals and Pets. No animals, livestock or poultry of any kind shall be raised, bred or kept on any part of the Lots or Common Property, except that a maximum of two (2) dogs and/or cats or other usual household pet may be kept by an Owner in his or her respective Lot, provided that they are not kept, bred, or maintained for any commercial purpose and do not endanger the health or unreasonably disturb the owner or occupants of any other Lots. No pets shall be permitted to run free at any time. All pets must be kept on a leash with a maximum length of six (6) feet. Pet droppings must be picked up and disposed of in appropriate trash receptacles. Despite this provision, no pet enclosures shall be erected, placed, or permitted to remain on any portion of the Lots or Common Property. The keeping of pets and their ingress, egress, and travel upon the Lots and Common Property shall be subject to such rules and regulations as may



be issued by the Association may bar such pet from use or travel upon the Lots or Common Property. The Association may subject ingress, egress, use, or travel upon the Lots or Common Property to a user fee, which may be a general fee for all similarly situated persons or a specific fee imposed for failure of an Owner or occupant to abide by the rules, regulations, and/or covenants applicable to pets. In addition, any pet which endangers the health of any Owner or occupant of a Lot or which creates a nuisance or an unreasonable disturbance, as may be determined in the sole discretion of the Association, must be permanently removed from the Property upon seven (7) days written notice by the Association.

4. Signs. Except as herein reserved for Sponsor, no advertising signs of any kind, except one "For Rent" or "For Sale" sign per unit of not more than two feet by two feet (2' x 2') placed only on the inside of a window shall be erected, placed, or permitted to remain on the Property without the written consent of the Association. The Association shall have the right to erect reasonable and appropriate signs.

5. Rubbish, Trash, and Garbage. All rubbish, trash, and garbage shall be regularly removed from the Lots and shall not be allowed to accumulate thereon. For so long as trash receptacles are used to facilitate trash, rubbish, and garbage removal, all such trash, rubbish, and garbage shall be placed therein for removal from the Unit.

6. Planting, Gardening, and Fences. No planting or gardening shall be done except as outlined in a "Planting Guide" to be prepared by the Board, and no fences, hedges, or walls shall be erected or maintained upon the Lots or the Common Property, except such as have been installed in accordance with the initial construction of the dwellings located thereon or as

approved by the Association. Except for the right of ingress and egress, the owners of Lots are hereby prohibited and restricted from using any of the Common Property outside of their respective Lots, except as may be allowed by the Association. It is expressly acknowledged and agreed by all parties concerned that this paragraph is for the mutual benefit of all owners in the Property and is necessary for the protection of said owners.

7. Antennas. No exterior television or radio antennas, and sending or receiving apparatus of any sort shall be placed, allowed or maintained upon any portion of the dwellings on the Lots except as may be authorized by the Association.

---

8. Nuisance. No owner or occupant of a Lot may use or allow the use of the Lot or any portion of the Common Property in any way or for any purpose which may endanger the health or unreasonably annoy or disturb other owners or occupants of a portion of the Common Property, or in such a way as to constitute, in the sole opinion of the Board of Directors, a nuisance. Nothing herein, however, shall be construed to affect the right of an aggrieved homeowner to proceed individually for relief from interference with his property or personal rights.

9. Unsightly or Unkempt Conditions. The pursuit of hobbies or other activities, including specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices which might tend to cause disorderly, unsightly, or unkempt conditions, shall not be pursued or undertaken in any part of the Property.

10. Noise. Owners and occupants of Lots shall exercise extreme care to avoid making or permitting to be made, loud or objectional noises, and in using or playing, or permitting to be



used or played, musical instruments, radios, phonographs, television sets, amplifiers, and any other instrument or device in such manner as may disturb or tend to disturb Owner, tenants or other occupants of Units.

11. Exterior Appearance of Lot. No clothes, sheets, blankets, laundry or any other articles shall be hung out or exposed on any part of a Lot or Common Property. Laundry and other articles may be hung to dry in the garage. The garage door may be kept in a partially open position, not to exceed 24" from the ground to the bottom surface of the garage door, or, alternatively, must be kept in a closed position, except for normal ingress and egress.
12. Alterations. No Owner or occupant of any Lot shall make any structural alteration in the interior or on the exterior of such dwelling on a Lot, without first obtaining express written authority thereof from the Board of Directors and then, only in accordance with specifications approved by the Directors.
13. Solicitation. Occupants of Lots who are agents for outside commercial interests shall not solicit in person or by telephone, but shall use the mails, provided, however, that no solicitation shall be made in the name of, or refer to, the Association without the express written permission of the Board of Directors having been first obtained.
14. Alcoholic Beverages. Alcoholic beverages shall not be served in any of the Common Property, unless written permission is first obtained from the Board of Directors.

15. Additional Regulations. Additional regulations will be promulgated by the Board Concerning the recreational facilities which include, but are not limited to, Clubhouse hours, pool use, and tennis court use.

#141066 v2  
LRHA-001