

LOCUST HILL MEADOWS RULES AND REGULATIONS

This section publishes the principle rules and regulations of the Locust Hill Meadows (LHM) Homeowners Association revised and approved by the Board of Directors on July 18, 2013. All LHM Homeowners have agreed in advance to observe these rules and regulations by the act of purchasing property subject to the LHM "Offering Plan".

Adherence to these "Rules and Regulations" is the responsibility of all LMH homeowners, family members, and guests as they are intended to provide a standard for maintaining LHM as an outstanding community where homeowners enjoy living and where property values are protected.

RENTERS and RESIDENTS If owners do not reside on the property, they must inform the Management Company of the names of those living in the home, which must consist of a single family. Owners must provide renters/residents with a copy of the rules and regulations, which must be followed by all who reside at that location. Owners will be responsible for monthly assessments, special assessments, and penalty fees. Owners must also provide their updated contact information (phone, email, mailing address) so that management may be able to reach owners for matters of emergency and/or violations.

COMMON AREA MAINTENANCE The Association shall be responsible for maintenance of private roads, open green areas, Locust Hill Meadows entrance areas at Charissa Run and Edgewood Drive, and retention pond. If a nature trail and or sidewalks are installed in the future, the Association shall be responsible for their maintenance.

ALTERATION OF PROPERTY No exterior building or property alteration, addition or modification may be made by an owner or his successor without first obtaining the prior written approval of the Board of Directors, which shall require reasonable plans and specifications, via a variance form, before approval of any such request. Any construction approved by the Board still requires any applicable town permits.

ADVERTISING AND SIGNS No political or additional sign or other advertising device of any nature shall be placed for display to the public on any portion of the property. LHM allows "For Sale" and "Sold" signs on property for resale for a maximum of 90 days. One sign per property is permitted.

PETS Three animals commonly known as household pets are permitted. No owner or resident shall allow any pet to run free in Locust Hill Meadows. Pets shall be leashed and accompanied by an adult or confined by invisible or wi-fi fencing. Owners shall be responsible for immediately picking up after pets. Animals/pets are to be kept only as domestic pets. They cannot be used for any commercial purposes such as breeding. Installation of invisible fencing requires a variance request.

LANDSCAPING No landscaping is to be done without first obtaining approval from the Board of Directors via a Variance Form with the only exception being annual flowers. This includes, but is not limited to, shrubs, trees, perennial plants and gardens. No planting shall be maintained so as to obstruct sight lines for vehicular traffic. When a home is sold, the new owners must maintain any landscaping installed by prior owners or must return it to its original state.

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FENCING No permanent fencing of any kind is permitted at LHM. Temporary fencing such as fencing for annual gardens may be permitted subject to variance request and Board of Director approval. As stated previously, installation of invisible fencing to contain pets requires a variance request.

GARBAGE AND REFUSE DISPOSAL Except for building materials during construction or repair of any approved improvements, no lumber, metals, bulk material, wood piles, rubbish, garbage, trash or other waste material (all of which are referred to hereinafter as "Trash") shall be kept, stored or allowed to accumulate outdoors. All such trash shall be kept within the garage or in the owner's home. Trash containers may be placed in the open within 24 hours of a scheduled pick-up AND RETURNED TO THE GARAGE WITHIN 24 HOURS OF PICK-UP, at such place designated by the Board of Directors so as to provide access to persons making such pick-up. The Board of Directors may, in its discretion, adopt and promulgate reasonable rules and regulations relating to size, shape, color, and type of containers permitted.

MAILBOXES AND POSTS The Association shall be responsible for maintaining the posts (which are to remain white) holding the mailboxes including repair and painting. Homeowners shall be responsible for the mailbox. When installing a new mailbox, it must be similar to the existing green color and similar in size and shape to the current mailbox.

NO ABOVE SURFACE UTILITIES WITHOUT APPROVAL Except for electrical transformers and connecting terminals, no facilities, including without limitation, poles and wires for the transmission of electricity or telephone messages, and water, gas, sanitary and storm sewer drainage pipes and conduits shall be placed or maintained above the surface of the ground on any portion of the property without the prior written approval of the Board of Directors.

NOXIOUS OR OFFENSIVE ACTIVITIES No noxious or offensive activity, including excessive noise, shall be carried out upon any portion of the property, nor shall anything be done thereon that may be or become a nuisance or annoyance in the area or to the residents or owners thereof. The emission of smoke, soot, fly ash, dust, fumes, herbicides, insecticides, and other types of air pollution or radioactive emissions or electromagnetic radiation disturbances shall be controlled so as not to (i) be detrimental to or endanger the public health, safety, comfort, or welfare, (ii) be injurious to property, vegetation, or animals; (iii) adversely affect property values or otherwise produce a public nuisance or hazard, or (iv) violate any applicable zoning regulation or other governmental law, ordinance, or code.

DWELLING IN RESIDENTIAL LOTS OR OTHER PORTION OF THE PROPERTY No temporary building, trailer, basement, tent, shack, barn, outbuilding, shed, garage, or building in the course of construction, or other temporary structure shall be used, temporarily or permanently, as a dwelling on any lot or other portion of the property except with the consent of the Board of Directors.

TELEVISION AND RADIO ANTENNAS No outside television or radio antennas, or satellite dishes, shall be erected on any lot or other portion of the property without approval of the Board of Directors.

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RESIDENTIAL USE ONLY Except as provided in the next section below, the property shall be used only for single-family residential purposes.

COMMERCIAL AND PROFESSIONAL ACTIVITY OR PROPERTY No wholesale or retail business, including any salon, studio, laboratory, home industry, or medical or dental office, shall be conducted in or on any lot or any portion of the property, except the conducting of business by telephone, computer, or other technology device within the home. This restriction is not intended to preclude the operation of an in-home office for purposes other than those set forth above.

OUTSIDE STORAGE Outside storage or parking of commercial or recreational vehicles, camper bodies, boats and trailers is prohibited except as otherwise permitted by the Board of Directors (unless prohibited altogether by the applicable zoning requirements.)

OUTDOOR REPAIR WORK No work on any motor vehicles, boats, or machines of any kind shall be permitted outdoors on the property, except with the consent of the Board of Directors.

OVERSIZED, COMMERCIAL, OR UNLICENSED VEHICLES Unless used for maintenance of the property, the following shall not be permitted to remain overnight on the property: (a) recreational vehicles (except as indicated below), boats, trucks, or commercial vehicles, (b) unlicensed motor vehicles of any type.

- Recreational vehicle exception: Class B motorhomes or camper vans that do not exceed 24 feet in length, 10 feet in height and 8 feet in width may be parked in the driveway provided the driveway is at least 30 feet in length. The motorhome must have current license, inspection and insurance. It may not be utilized for overnight occupancy while parked within the Association.

CLOTHESLINES No outdoor drying or airing of any clothing or bedding shall be permitted within the property unless authorized by the Board of Directors.

POOLS No in-ground or above ground pool shall be permitted anywhere on the property. Hot tubs will be considered via a variance.

AIR CONDITIONERS No owner shall install or permit to be installed any mounted or through-the-wall mounted air-conditioning unit on the property.

BASKETBALL BACKBOARDS No basketball backboards or nets shall be installed or permitted to be installed anywhere on the property.

DWELLING AND LOT Each owner's dwelling and lot shall be maintained in good repair and overall appearance. If a homeowner member fails to maintain his/her home or lot in a reasonably well maintained and orderly manner, the Board of Directors may contract for exterior and/or yard maintenance and any expenses incurred shall be made at the cost and the expense of the owner. This cost shall be added to the owner's assessment and shall constitute a lien on the home to secure the payment thereof.

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PARKING ON LHM ROADS Vehicles must be parked in the owners' garage and driveway before overflow parking in the roads. However, vehicles shall not be parked overnight on LHM private roads (Surrey Hill Way, Jenna Way, Charissa Run) between November 1st thru April 1st.

Contact Information All homeowners must provide the management company with current contact information: phone number; mailing address; email address and emergency contact.

AMENDMENT PROCESSES The LHM Board has full powers to construe and interpret the provisions of the LHM offering plan; hence they can amend (or decline to amend) any of the foregoing "Rules and Regulations" provided the result is not in clear conflict with the Offering Plan, the By-Laws, or the law.

ENFORCEMENT PROVISIONS Although there are a number of enforcement clauses, in practice they seldom come into play, because all Owners accept LHM's "Rules and regulations" by the very act of buying at Locust Hill Meadows.

Because most of the powers are seldom invoked, some may think this fact could be used to avoid them. To the contrary, in accordance with the Offering Plan: the failure to enforce a restriction "shall in no event be considered a waiver of the right to do so thereafter. Nevertheless, when essential for the best interest of the community, the LHM Board has the right to enforce the "Rules and Regulations" hereinabove stated by invoking the provisions referenced herein below (provisions are not in any specific order, nor is LHM restricted in the use of any provision referenced below):

1. Forward a Courtesy Letter to the Owner/Violator detailing the infraction and applicable Rule, along with an applicable time frame and procedure to cure/rectify such infraction.

(Such Courtesy Letter may require Owner/Violator to respond in writing to the LHM Board referencing their rectification of such infraction. All responses (if applicable) would be required in the time frame previously allotted/referenced in such courtesy letter).

2. Forward a Demand Letter, US CERTIFIED MAIL RETURN RECEIPT REQUESTED to the Owner/Violator detailing the infraction and applicable rule, along with a specific time-frame of not more than 48 hours for rectification, upon receipt of demand letter.
3. Levy a one-time fee/penalty (amounts of fees and/or penalties are at the sole discretion of the LHM Board) which shall be added to the regular monthly assessment for the affected home.
4. Levy an additional assessment of \$25.00 per day for each day the violation continues and/or for each occurrence.
5. Place/file a lien on the property of anyone delinquent in paying LHM charges or refusing to comply with the Board decision.

Other factors and/or circumstances may be taken into consideration by the LHM Board such as severity of the non-compliance infraction/s, how often the Owner/Violator is in non-compliance with the "Rules and Regulations", what means and/or procedures were/have been taken to rectify the infraction in the past, etc.