

**NOTICE: THIS DOCUMENT SUBJECT TO
AMENDMENT OR REVISION BY
THE DECLARANT**

RULES OF

**SCHOOLHOUSE DRIVE ASSOCIATION, LLC
(Public Offering Statement Exhibit C)**

TABLE OF CONTENTS

ARTICLE I - Use of Units Affecting the Common Elements.....	III-1
Section 1.1 - Occupancy Restrictions	III-1
Section 1.2 - No Commercial Use.....	III-1
Section 1.3 - Access by Executive Board and Secured Space	III-1
Section 1.4 - Electrical Devices or Fixtures.....	III-1
Section 1.5 - Trash	III-1
Section 1.6 - Displays Outside of Units	III-1
Section 1.7 - Painting Exteriors	III-1
Section 1.8 - Cleanliness	III-2
Section 1.9 - Electrical Usage	III-2
ARTICLE II - Use of Common Elements	III-2
Section 2.1 - Obstructions	III-2
Section 2.2 - Trash	III-2
Section 2.3 - Storage	III-2
Section 2.4 - Proper Use.....	III-2
Section 2.5 - Commercial Vehicles.....	III-2
Section 2.6 - Alterations, Additions or Improvements to Common Elements.....	III-2
ARTICLE III - Actions of Owners and Occupants	III-2
Section 3.1 - Annoyance or Nuisance	III-2
Section 3.2 - Compliance With Law	III-3
Section 3.3 - Pets.....	III-3
Section 3.4 - Indemnification for Actions of Others.....	III-3
Section 3.5 - Employees of Management	III-3
Section 3.6 - Lint Filters on Dryers; Grease Screens on Stove Hoods.....	III-3

ARTICLE IV - Insurance.....	III-3
Section 4.1 - Increase in Rating	III-3
Section 4.2 - Rules of Insurance	III-4
Section 4.3 - Reports of Damage	III-4
ARTICLE V - Rubbish Removal.....	III-4
Section 5.1 - Deposit of Rubbish	III-4
ARTICLE VI - Motor Vehicles	III-4
Section 6.1 - Compliance with Law	III-4
Section 6.2 - Limitation on Use	III-4
Section 6.3 - Speed Limit.....	III-4
Section 6.4 - Snowmobiles, Off Road and Unlicensed or Immobile Vehicles.....	III-4
Section 6.5 - No Parking Areas	
Section 6.6 - Limited Use of Trucks, Vans, Trailers and Commercial Vehicles.....	III-5
ARTICLE VII - Rights of Declarant	III-5
ARTICLE VIII - General Administrative Rules.....	III-5
Section 8.1 - Consent in writing	
Section 8.2 - Complaint	
ARTICLE IX - General Recreation Rules	III-5
Section 9.1 - Limited to Occupants and Guests	III-5
Section 9.2 - Boisterous Behavior Prohibited.....	III-5
Section 9.3 - Reserved Areas	III-5
Section 9.4 - Children	III-5
Section 9.5 - Ejectment for Violation	III-6
Section 9.6 - Proper Use.....	III-6
ARTICLE X - Special Prohibited Activities	III-6
ARTICLE XI - Foreclosure Policy	III-7

**RULES OF
SCHOOLHOUSE DRIVE, A Planned Community**

Initial capitalized terms are defined in Article I of the Declaration. The following Rules apply to all owners and occupants of Units.

ARTICLE I

Use of Units Affecting the Common Elements

Section 1.1 - Occupancy Restrictions. Units are limited to occupancy by single families, and garages are limited to occupancy for the storage of vehicles and accessory storage.

Section 1.2 - No Commercial Use. Except for those activities conducted as a part of the marketing and development program of the Declarant, no industry, business, trade or commercial activities, other than home professional pursuits without employees, public visits or nonresidential storage, mail, or other use of a Unit, shall be conducted, maintained or permitted on any part of the Planned Community, nor shall any signs, window displays or advertising on the main door to each Unit be maintained or permitted on any part of the Common Elements or any Unit, nor shall any Unit be used or rented for transient, hotel or motel purposes. "For Sale" signs not exceeding five square feet in area may be posted at the entrance to the community, together with the Unit number for sale, pursuant to the Unit Owner's permission, upon prior written of the Executive Board.

Section 1.3 - Access by Executive Board. At the unit owner's option, he or she may provide a key to his or her dwelling to be enclosed in a sealed envelope with the Executive Board, the manager of its designated agent, with instructions that it only be used in emergencies with a report back to him or her as to each use and the reason therefore.

Section 1.4 - Electrical Devices or Fixtures. Not applicable.

Section 1.5 - Trash. No storage of trash will be permitted in or outside any Unit.

Section 1.6 - Displays Outside of Units. Unit Owners shall not cause or permit anything other than curtains and conventional draperies, and holiday decorations to be hung, displayed or exposed at or on the outside of windows without the prior consent of the Executive Board or such committees established by the Executive Board having jurisdiction over such matters, if any.

Section 1.7 - Painting Exteriors. Owners shall not paint, stain, or otherwise change the color of any exterior portion of any building without the prior consent of the Executive Board or such committee then established having jurisdiction over such matters, if any.

Section 1.8 - Cleanliness. Each Unit Owner shall keep his or her Unit in a good state of repair and cleanliness.

Section 1.9 - Electrical Usage. Not applicable.

ARTICLE II

Use of Common Elements

Section 2.1 - Obstructions. There shall be no obstruction of the Common Elements, nor shall anything be stored outside of the Units without the prior consent of the Executive Board except as hereinafter expressly provided.

Section 2.2 - Trash. No garbage cans or trash barrels shall be placed outside the Units, except on scheduled trash collection days. Such containers shall be removed and placed indoors by the end of the day of such trash pickup. No accumulation of rubbish, debris or unsightly materials shall be permitted in the Common Elements. See also Article V, Section 5.1.

Section 2.3 - Storage. Storage of materials in Common Elements or other areas designated by the Executive Board shall be at the risk of the person storing the materials.

Section 2.4 - Proper Use. Common Elements shall be used only for the purposes for which they were designed. No person shall commit waste on the Common Elements or interfere with their proper use by others, or commit any nuisances, vandalism, boisterous or improper behavior on the Common Elements which interferes with, or limits the enjoyment of the Common Elements by others.

Section 2.5 Commercial Vehicles. Commercial vehicles are prohibited from parking in driveways, except between the hours of 6 A.M. and 6 P.M. and except for temporary loading and unloading, or as may be designated by the Executive Board. Commercial vehicles may be housed in the garage of the Unit.

Section 2.6 - Alterations, Additions or Improvements to Common Elements. No alterations, additions or improvements may be made to the Common Elements without the prior consent of the Executive Board or such committee established by the Executive Board having jurisdiction over such matters, if any. No clothes, sheets, blankets, laundry or any other kind of articles other than holiday decorations on doors only, shall be hung out of a building or exposed or placed on the outside walls, doors of a building or on trees, and no sign, awning, canopy or antenna shall be affixed to or placed upon the exterior walls or doors, roof or any part thereof or exposed on or at any window. A satellite dish may be affixed to the exterior walls, but the satellite dish may not exceed a 18" diameter.

Section 2.7 – Vehicle Parking. Overnight parking of any type of vehicle shall be permitted on Schoolhouse Drive in accordance with the laws and ordinances of the Town of South Windsor.

ARTICLE III

Actions of Owners and Occupants

Section 3.1 - Annoyance or Nuisance. No noxious, offensive, dangerous or unsafe activity shall be carried on in any Unit or the Common Elements, nor shall anything be done therein either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants, all as determined by the applicable official of the Town of South Windsor. No Unit Owner shall make or permit any disturbing noises by himself or herself, his or her family, servants, employees, agents, visitors and licensees, nor do or permit anything to be done by such persons that will interfere with the rights, comforts or convenience of other Unit Owners or occupants.

Section 3.2 - Compliance With Law. No immoral, improper, offensive or unlawful use may be made of the Property and Unit Owners shall comply with and conform to all applicable laws and regulations of the United States and of the State of Connecticut, and all ordinances, rules and regulations of the Town of South Windsor. The violating Unit Owner shall hold the Association and other Unit Owners harmless from all fines, penalties, costs and prosecutions for the violation thereof or noncompliance therewith.

Section 3.3 - Pets, Gardening, Outdoor Recreation, Sprinkler Systems.

(a) No animals, birds or reptiles of any kind shall be raised, bred, or kept on the property or brought on the Common Elements to the extent that the same would be a violation of any local, state or federal law.

(b) All unit owners shall be responsible for curbing their respective dogs and removing all animal waste (using pooper-scooper or suitable removal process) from all common elements and from the grounds of the Units of the Planned Community. No dog runs are permitted. "Invisible fences" may be used in rear of the Unit only along rear foundation walls running no more than 10 feet from the rear boundary of the respective Unit. Each Unit Owner shall be responsible to remove any such enclosures to the extent that the same would be interfering with the Association's lawn mowing requirements.

(c) Gardens are not permitted on the front or sides of any single family residential dwelling structure, except that Unit Owners may plant a garden 3 feet from the rear boundary of the respective Unit, running 15 feet along such 3 foot offset by a depth of 6 feet, so that the garden may not be greater than fifteen feet by six feet.

(d) Except as approved by the Executive Committee based upon reasonable criteria, no exterior structures, storage sheds, recreational structures or playscapes shall be placed in the Unit Owner's on the grounds of the Unit, and to the extent approved by the Executive Committee only in the rear of the residential dwelling structure within the boundary of the Unit and in accordance with any applicable Town of South Windsor rule, regulation or ordinance. Notwithstanding the foregoing picnic tables, chairs, umbrellas and outdoor grills shall be permitted.

(e) Sprinkler systems may be installed by a Unit Owner/Unit Owners on the grounds of his/her/their Unit. Any damage done to the system shall be the sole responsibility of the unit owner, not the Association, regardless of how much damage occurred and even when caused by the Association or persons or company working on behalf of the Association.

Section 3.4 - Indemnification for Actions of Others. Unit Owners shall indemnify and hold the Association and other Unit Owners and occupants harmless for the actions of their children, tenants, guests, pets, servants, employees, agents, invitees or licensees.

Section 3.5 - Employees of Management. No Unit Owner shall send any employee of the manager out of the Property on any private business of the Unit Owner, nor shall any employee be used for the individual benefit of the Unit Owner, unless in the pursuit of the mutual benefit of all Unit Owners, or pursuant to the provision of special services for a fee to be paid to the Association.

Section 3.6 - Lint Filters on Dryers; Grease Screens on Stove Hoods. All dryers will have lint filters, which will remain installed and prevent lint from accumulating in the vent duct. All stove hoods will have grease screens, which will remain installed in the Unit and prevent grease from accumulating in the vent duct.

ARTICLE IV

Insurance

Section 4.1 - Increase in Rating. Nothing shall be done or kept which will increase the rate of insurance on the Common Elements, without the prior consent of the Executive Board. No Unit Owner shall permit anything to be done, or kept on the Property which will result in the cancellation of insurance coverage on the Common Elements. The Executive Board of the Association shall be responsible for providing insurance coverage on the Common Elements. The cost of such insurance will a Common Expense. Each owner shall be responsible for providing his or her own homeowners insurance on his/her/their respective Unit.

Section 4.2 - Rules of Insurance. Unit Owners and occupants shall comply with the Rules and Regulations of the New England Fire Rating Association and with the rules and regulations contained in any fire and liability insurance policy on the Common Elements.

Section 4.3 - Reports of Damage. Damage by fire or accident affecting the Common Elements, and persons injured by or responsible for any damage, fire or accident must be promptly reported to the manager or a Director of the Executive Committee by any person having knowledge thereof.

ARTICLE V

Rubbish Removal

Section 5.1 - Deposit of Rubbish. Rubbish collection shall be done according to the scheduled collection dates of the Town or a private rubbish collection contractor. Rubbish and containers for such shall not be placed outdoors except on collection days.

ARTICLE VI

Motor Vehicles

Section 6.1 - Compliance with Law. All persons will comply with Connecticut State Laws, Department of Motor Vehicle regulations, and applicable local ordinances, on the roads, drives and Property.

Section 6.2 - Limitations on Use. The use of parking spaces is limited to use by the occupant of a Unit or his or her visitors or guests. Parking areas shall be used for no other purpose than to park motor vehicles, and loading or unloading.

Section 6.3 - Speed Limit. The speed limit on Schoolhouse Drive shall be as set by the appropriate official of the Town of South Windsor.

Section 6.4 - Snowmobiles, Off Road and Unlicensed or Immobile Vehicles. Snowmobiles, off road vehicles including trail bikes, jeeps and other four wheel drive vehicles not used in maintenance shall be garaged at all times except between 6 A.M. and 6 P.M. Except for motor assisted bicycles and wheel chairs as permitted by state law, all motor vehicles used or parked on the Property will be licensed and properly equipped and in operating condition for safe travel on the public highways of the state. Except for temporary repairs not involving immobility in excess of 10 hours, motor vehicles will not be disassembled, repaired, rebuilt, painted or constructed outside of garages on the Property.

Section 6.5 - No Parking Areas. Vehicles may not be parked in such manner as to block access to fire hydrants, sidewalks running perpendicular to drives, pedestrian crossing areas designated fire lanes, assigned parking areas or clear two lane passage by vehicles on roads and drives and shall not be parked in such a manner as to obstruct or encroach upon the adjacent Unit's Driveway. No Unit Owner shall cause his/her vehicle or any vehicle operated by his/her visitors or guests to be parked on any adjacent Unit's Driveway. Vehicles in violation will be towed after reasonable efforts to contact the person, Unit Owner or occupant to whom the vehicle is registered. In addition, a \$25 per day fine may be levied against the person, Unit Owner or occupant to whom the vehicle is registered, following Notice and Hearing, for the period that the vehicle violates these rules, unless at such hearing good and valid reasons are given for such violation.

Section 6.6 - Limited Use of Trucks, Vans, Trailers and Commercial Vehicles. The following types of vehicles are prohibited in the driveways in excess of 8 hours except for temporary loading or unloading, following which the vehicle must be removed from the Property for at least 16 hours: commercial vehicles carrying a sign advertising a business; trucks, vans and vehicles having capacity of more than one ton; trailers of any kind; and vehicles with more than four single-tired wheels. Construction equipment used in the actual repair, construction or maintenance of the Property will not be so restricted during such use.

ARTICLE VII

Rights of Declarant

The Declarant may make such use of the unsold Units and Common Elements as may facilitate completion and sale of the Planned Community including, but not limited to, maintenance of a sales office, the showing of the Common Elements and unsold Units, the display of signs, the use of vehicles, and the storage of materials. Interference with workmen or with buildings under construction is prohibited. Entrance into construction or Declarant's restricted areas will be only with representatives of the Declarant.

ARTICLE VIII

General Administrative Rules

Section 8.1 - Consent in Writing. Any consent or approval required by these Rules must be obtained in writing prior to undertaking the action to which it refers. Approvals or denials shall be made in writing by the Executive Board to the applicant.

Section 8.2 - Complaint. Any formal complaint regarding the management of the Property or regarding actions of other Unit Owners shall be made in writing to the Executive Board or an appropriate committee.

ARTICLE IX

General Recreation Rules

Section 9.1 - Limited to Occupants and Guests. Passive recreational facilities, woodland within the Common Elements are limited to the use of Unit Owners, their tenants and invited guests. All facilities are used at the risk and responsibility of the user, and the user shall hold the Association harmless from damage or claims by virtue of such use.

Section 9.2 - Boisterous Behavior Prohibited. Boisterous, rough or dangerous activities or behavior, which unreasonably interfere with the permitted use of facilities by others, is prohibited.

Section 9.3 - Reserved Areas. None.

Section 9.4 - Children. Parents will direct and control the activities of their children in order to require them to conform to the regulations. Parents will be responsible for violations, or damage caused by their children whether the parents are present or not.

Section 9.5 - Ejection for Violation. Unit Owners, occupants, guests and tenants may be summarily ejected from a recreational facility by management personnel in the event of violation of these regulations within a facility, and suspended from the use until the time for Notice and Hearing concerning such violation and, thereafter suspended for the period established following such Hearing.

Section 9.6 - Proper Use. Recreational facilities will be used for the purposes for which they were designed. Rules of safety promulgated by nationally recognized organizations regulating play of a game or sport for which a facility is designed will be followed, and where appropriate, customary safety equipment will be worn and used.

ARTICLE X

Special Prohibited Activities

Notwithstanding anything to the contrary herein contained, the following activities are made permanent and non-amendable and non-revocable provisions of the Rules and Regulations.

1. No sign may be displayed inside or outside a unit.
2. No real estate for sale signs shall be posted on any unit or in the Recreation Area.
3. Location of any 18" dishes for T.V. shall be subject to prior written approval of the Executive Board.
4. Window air-conditioners are not permitted.
5. No fence or fences are permitted anywhere in the Planned Community.
6. No above ground or below ground pools are allowed.
7. No motorcycles shall be stored except inside garages.
8. No sunflowers, corn stalks and/or vegetables are permitted which exceed 50 inches in height.

Amendment or revocation of the foregoing prohibitions may only be made with the prior written consent of the Board of Directors of the Association, whose agreement with the Declarant on various matters included the requirement of these prohibitions being part of the Rules and Regulations of Schoolhouse Drive Association, LLC