

COVENANTS, RESTRICTIONS, RULES AND REGULATIONS

OF

HICKORY GROVE CONDOMINIUM

Each Owner, invitee, relative or guest, hereinafter referred to as "Occupant" of the Condominium parcel shall, in addition to the obligations and duties set forth in the Declaration of Condominium, the By-Laws or any amendments thereto, be governed by the following regulations, covenants and regulations which affect the condominium.

1. All automobiles parking in common areas shall be parked only in the parking spaces so designated for that purpose by the Association. No one shall park in the street. Owner agrees to notify all guests of the regulations. No boats, trailers, campers, motorcycles or vehicles larger than a passenger automobile will be permitted within the confines of any Unit or on condominium property, and any such vehicle or any of the properties mentioned may be removed by the Association at the expense of owner owning the same for storage or public or private sale, at the election of the Association, and the Unit Owner owning same shall have no right or recourse against the Association therefor. No repairing of automobiles, trailers, boats, campers or any other property of owner will be permitted outside or within the confines of the owner's Unit. The speed limit within the condominium property is 10 m.p.h. No barricades across driveways are permitted.

2. Each occupant shall maintain his Unit in good condition and repair, including all internal surfaces and maintain and repair the fixtures therein and shall promptly pay for any utilities which are metered separately to his Unit. Common areas of the Condominium, such as hallways, landscaped and grassy areas, shall be used only for the purposes intended. No articles belonging to the occupants shall be kept in such areas, temporarily or otherwise. The planting of any additional trees must be approved both by the Association and the various utilities furnishing service to the Condominium Property as to type and manner of installation.

3. Each unit shall be used only for the purpose of an adult, single family residence consisting of not more than three (3) members and no person under the age of eighteen (18) years may reside in such residence. However, not more than two (2) persons under the age of eighteen (18) years may be permitted to visit their immediate relatives in such a residence for a period of not longer than two (2) weeks so long as the visitor is properly supervised to the satisfaction of the Association. Two (2) guests over the age of eighteen (18) years may be permitted to visit a Unit Owner for a period of not longer than two (2) weeks.

4. Each occupant shall maintain his Unit in a clean and sanitary manner. Porches shall be used only for the purpose intended and not for storage. Porches may not be altered or enclosed, and must be maintained in the condition in which they are sold initially by the Developer. Unit Owners may purchase and install laundry equipment in their units as their own responsibility insofar as damage and repair. No overnight drying and weekend drying shall be permitted on porches. There shall be no storage of lumber, building materials, etc., on a porch of a Unit. No fences may be maintained or erected nor may a shrub or tree line be maintained as a fence.

5. One (1) dog or cat per unit may be kept by a Unit Owner provided the same is registered and approved by the Association and provided the same is not in excess of twenty-five (25) pounds. No other animals are allowed except as

authorized within this paragraph. Approval and consent, if given, shall be revocable for just cause by the Association at any time. In no event shall any pet be permitted in any common area or limited common area except upon streets and while on such streets under restraint. No goats, poultry, pigs or other type animals may be kept except that aquariums may be maintained within a Unit. No owner may maintain a vicious or noisy dog or cat.

6. No reflecting or opaque devices or materials may be used unless approved by the Association or Developer. During periods of absence, the Unit shall not be boarded or covered up, except with consent of the Association.

7. No occupant or homeowner may make or permit any disturbing noises in his Unit or on the Condominium Property, whether made by himself, his family, friends, guests or servants, nor do or permit anything to be done by such persons that would interfere with the rights, comforts or other conveniences of other occupants. No occupant may play or allow to be played, any musical instrument, phonograph, radio or television set in his Unit on or about the Condominium Property between the hours of 11:00 P. M. and the following 8:00 A. M., if the same shall in any manner disturb or annoy the other occupants of the Condominium. No commercial activities are permitted. No T.V. antennas are allowed.

8. Disposition of garbage and trash shall be only by use of garbage disposal cans approved by the Association.

9. Each Unit may identify its occupant by a name plate of a type and size approved by the Association and mounted in a place and manner so approved.

10. No signs, advertising or notices of any kind or type whatsoever, including but not limited to, "For Rent" or "For Sale" signs, shall be permitted or displayed on the exterior of any Unit; nor shall the same be posted or displayed in such a manner as to be visible from the exterior of any Unit.

11. Visiting children shall not be permitted to loiter or play on the parking areas and also may not play on common areas so as to unduly disturb unit owners or occupants.

12. All damage to the Condominium Property or common elements caused by the moving, carrying and/or transferring of individual property shall be paid by the Unit Owner.

13. Soliciting is strictly forbidden. It is requested that Owners notify the Association if a solicitor appears and appropriate action will be taken.

14. The Association shall have the irrevocable right to have access to each Unit from time to time during reasonable hours as may be necessary for the maintenance, repair or replacement of any common elements therein or accessible therefrom, or for making emergency repairs therein necessary to prevent damage to the common elements or to other Unit or Units.

15. These Rules and Regulations are subject to modification by the Association in accordance with the applicable provisions of the Declaration of Condominium or the By-Laws of the Association.

16. Mailboxes shall be placed in accord with the direction of the Developer and Association while unsold Units remain and by the Association when the Developer has completed its sales.

17. No structural or non-structural elements, changes or fixtures may be added or effectuated to the Unit unless such be authorized by the Declaration and/or its exhibits, and then only in accord with the proper procedures of approval for such delineated in said document.