

EXHIBIT C
RULES AND REGULATIONS OF
BROOKSIDE VILLAGE

The rules and regulations of Brookside Village are as follows:

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The sidewalks, entrances, passages, vestibules, stairways, corridors and halls must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises.

-2-

No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any apartment owner on any part of the outside or inside of the demised premises or building without the prior written consent of the Association.

-3-

No awnings or other projections shall be attached to the outside walls of the building and no blinds, shades or screens shall be attached to or hung in, or used in connection with, any window or door of the demised premises without the prior written consent of the Association.

-4-

The building is equipped with trash cans, and garbage and refuse must be placed in these cans as provided.

-5-

Servants and domestic help of the apartment owners may not gather or lounge in the public areas of the buildings or grounds.

-6-

The Association may retain a pass key to the premises. No apartment owner shall alter any lock, install a new lock or a knocker on any of the premises without the written consent of the Association or the association's agent. In case such consent is given, the apartment owner shall provide the Association with an additional key for the use of the Association pursuant to its right of access to the demised premises.

-7-

No servants or employees of the Association shall be sent out of the building by an apartment owner at any time for any purpose.

-8-

No apartment owner shall allow anything whatever to fall from the windows or doors of the premises, nor shall any apartment owner sweep or throw from the premises into any corridor, hall, elevator, ventilator or elsewhere in the building or upon the grounds any dirt or other substance.

-9-

No garbage cans, supplies, milk bottles or other articles shall be placed in the halls or on the staircase landings, nor shall anything be hung from the windows or balconies or placed upon the window sills. Neither shall any linens, clothes, clothing, curtains, rugs or mops be shaken or hung from any of the windows or doors. No fire exits shall be obstructed in any manner.

-10-

No apartment owner shall make or permit any disturbing noises in the building by himself, his family, servants, employees, agents, visitors and licensees, nor do or permit anything by such persons that will interfere with the rights, comfort or convenience of other apartment owners. No apartment owner shall play upon, or suffer to be played upon, any musical instrument, or operate, or suffer to be operated, a phonograph, television set or radio in his apartment between the hours of 11:00 P. M. and the following 8:00 A. M., if the same shall disturb or annoy other occupants of the building. No apartment owner shall conduct, or permit to be conducted, vocal or instrumental practice, nor give nor permit to be given vocal or instrumental instruction at any time.

-11-

No radio or television aerial shall be installed without the written consent of the Association. Any aerial erected on the roof or exterior walls of the building without the consent of the Association, in writing, is liable to removal without notice.

-12-

Brookside Village is designed to be, and shall be, an adult community; therefore, no permanent resident in any apartment or unit shall be an individual of less than twenty-one (21) years of age unless he or she shall be a husband or wife and legally an owner or lessee of the apartment or unit.

-13-

No apartment owner, or any individual occupying the same, shall keep, harbor, maintain or otherwise feed or care for any animals, including birds, domesticated pets or otherwise, on or about the premises.