

SOUTHERN SHORES LANDING RULES AND REGULATIONS

Southern Shores Landing is designed to be an exceptional community. The success of this community depends on compatibility of architecture, landscaping, and the siting which can only be achieved through careful planning and control.

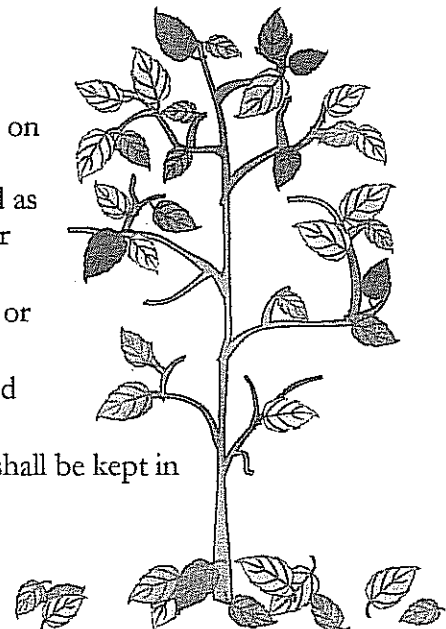
This planning and control is to be carried out in a fair, consistent and reasonable manner, through rules and regulations. The purpose will be to encourage community living, preserve and enhance property values and foster owner pride in Southern Shores Landing.

GENERAL INFORMATION

- Residents, guest and tenants are all subject to the rules and regulations.
- Owners are responsible for the cost of any damage to the common area that is caused by the owner or their guest. Failure to comply with these rules and regulation may include fines and penalties and such cost would become an assessment on the owner's lot.
- The Architectural Review Committee must approve any and all changes to the exterior of the home prior to making any changes.
- If owners add any plants, shrubs or other landscaping, the maintenance and upkeep of this additional landscaping is their responsibility.

HOMES

- The personal property of all owners shall be stored within their garages or porches. Each owner shall maintain in a neat, presentable and sanitary fashion all areas under his control or designated for his use.
- Owners must exercise due consideration at all hours in the operation of radios, televisions, musical instruments, or any other items to ensure that the sound will not disturb others.
- Porch lights are to be white in color. No other color is allowed except for "bug" lights that are permitted.
- No underground storage tanks for natural gas, propane, chemicals, petroleum products etc. will be allowed anywhere on the property.
- No television, radio, or sender antenna shall be attached to or installed on the exterior portion of any home or placed on the common area. A satellite dish not to exceed eighteen inches in diameter may be installed as long as it is appropriately screened from view. Owner is responsible for any repairs to home if dish is removed.
- It is the responsibility of each owner to prevent any unclean, unsightly or unkempt conditions on his property.
- Per Town ordinance, trash cans and recycle cans must be rolled out and back within 24 hours of pickup.
- No flammable, combustible or explosive fluid, chemical or substance shall be kept in any house except as required for normal household use.
- No house shall be occupied by more than two people per bedroom.



COMMON AREA

- No temporary or permanent structure may be installed on the common areas, including clotheslines, trampolines, lawn ornaments, sports goals, sheds, benches, etc.
- No fences, steps or other structures may be built or constructed on the common areas.
- Per Town ordinance, all types of fireworks are prohibited.
- No leaves, trash, garbage or other similar debris shall be burned. No garbage, trash, construction debris or other unsightly or offensive materials shall be placed upon any portion of the property.

PARKING

- No campers, trailers, boats or other recreational vehicles may be parked in any driveway.
- Parking is permitted only upon the paved parking area of each unit. Parking in the yards, right of ways, or streets is not permitted and the association may tow any vehicle in violation of this policy, at the owner's expense.

PETS

- Per Town ordinance, dogs must be on a leash at all times when outside of the home.
- Please be considerate of others and clean up after your pet.
- Domestic pets are permitted in the unit so long as they do not create noise or other disturbances to other owners. No breeding, grooming, veterinary, or other business uses related to such pets are permitted.

The Board Of Directors of the Southern Shores Landing Property Owners Association reserves the right to make additional rules and regulations as may be required from time to time. Thank you for your cooperation in following these rules and regulation as they serve to enhance the community as a whole.

Adopted 7-23-07