

EXHIBIT C
RULES ADOPTED BY
TIDEWATER VILLAGE HOMEOWNERS ASSOCIATION, INC.
FOR
TIDEWATER VILLAGE

TABLE OF CONTENTS

ARTICLE I – Introduction	1
Section 1.1 – Identification	1
Section 1.2 – Definitions	1
Section 1.3 – Conflict	1
Section 1.4 – Persons Bound by the Rules	1
ARTICLE II – Actions of Owners and Occupants	1
Section 2.1 – Noise	1
Section 2.2 – Annoyance or Nuisance	1
ARTICLE III – Signs, Flags and Displays	1
Section 3.1 – Declaration Provisions	1
Section 3.2 – Unit Number Signs	1
Section 3.3 – Signs for Elections and Ballots	1
Section 3.4 – Flags	2
Section 3.5 – Displays Outside of Units	2
Section 3.6 – Religious Displays	2
ARTICLE IV – Trash	3
Section 4.1 – Trash	3
ARTICLE V – Electrical Usage	3
Section 5.1 – Electrical Usage	3
ARTICLE VI – Grills and Barbecues	3
Section 6.1 – Grills and Barbecues	3
ARTICLE VII – Satellite Dishes	3
Section 7.1 – Restriction on Installation of Satellite Dishes	3
Section 7.2 – Conditions and Limits on Installation	
ARTICLE VIII – Use of Common Elements	4
Section 8.1 – Obstruction	4
Section 8.2 – Structures in Common Elements	4
Section 8.3 – Outdoor Furniture	4
ARTICLE IX – Insurance	4
Section 9.1 – Increase in Rating	4
Section 9.2 – Rules of Insurance	4
Section 9.3 – Reporting Damage and Accidents	4
ARTICLE X – Motor Vehicles	5
Section 10.1 – Operation of Motor Vehicles	5

Section 10.2 – Compliance with Motor Vehicle Laws and Regulations	5
Section 10.3 – Speed Limit	5
Section 10.4 – Off-Road Vehicles	5
Section 10.5 – Inoperable Vehicles	5
Section 10.6 – Limited Use of Certain Vehicles	5
ARTICLE XI – Pool	6
Section 11.1 – Regulations of Department of Health	6
Section 11.2 – Bathe before Entry	6
Section 11.3 – Diseased Persons	6
Section 11.4 – Spitting or Blowing Nose	6
Section 11.5 – Boisterous Play	6
Section 11.6 – Limitation on Number of Guests	6
Section 11.7 – Supervision	6
Section 11.8 – Incontinence	6
Section 11.9 – Hours	6
Section 11.10 – Pets, etc.	6
Section 11.11 – Supervisor’s Authority	6
ARTICLE XII – Clubhouse	7
Section 12.1 – Use of Clubhouse	7
Section 12.2 – House Rules	7
Section 12.3 – Cleaning and Damages	7
Section 12.4 – Private Parties	7

RULES ADOPTED BY
TIDEWATER VILLAGE HOMEOWNERS ASSOCIATION, INC.
FOR
TIDEWATER VILLAGE

ARTICLE I
Introduction

Section 1.1 – Identification. These are the Rules adopted by Tidewater Village Homeowners Association, Inc. for Tidewater Village.

Section 1.2 – Definitions. Words used in these Rules with initial capitalization that are defined in the Declaration shall have the same meanings given them in the Declaration.

Section 1.3 – Conflict. The use of the Property and the behavior of Persons on the Property are also governed by the Declaration. In the event of any conflict between these Rules and the Declaration, the Declaration shall control.

Section 1.4 – Persons Bound by the Rules. All Unit Owners, tenants, holders of Security Interests, and occupants of Units, and their family members, guests, employees, contractors, and other invitees shall comply with these Rules.

ARTICLE II
Actions of Owners and Occupants

Section 2.1 – Noise. No one shall make any noise, play any musical instrument, or operate any electronic device that is loud enough to disturb the occupants of other Units. If people of normal hearing can hear the sound from inside other Units with the doors and windows closed, it is too loud.

Section 2.2 – 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 intentionally or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants.

ARTICLE III
Signs, Flags, and Displays

Section 3.1 – Declaration Provisions. See Section 9.2 of the Declaration for use and occupancy restrictions relating to signs and exterior displays.

Section 3.2 – Unit Number Signs. A Unit number sign no greater than four (4) inches in height and no wider than three (3) inches per number and a Unit identification sign no larger than one-half (1/2) square foot in area showing the name of the occupant are permitted. Such signs shall be of a uniform color, style, and lettering, all as approved by the Executive Board.

Section 3.3 – Signs for Elections or Ballot Issues. Signs either for or against candidates for public or association office or for or against public or association ballot issues may be displayed provided:

- (a) Signs must not exceed two (2) feet by three (3) feet in size.

- (b) Signs may only be located in the windows of a Unit or on a balcony or deck railing.
- (c) Signs displayed on a balcony or deck railing may only be secured in such a manner that their removal does not damage the balcony or deck railing.
- (d) Signs must not contain comments on a candidate's racial, religious, or ethnic background nor violate any local, state, or federal hate laws.
- (e) Signs may not be displayed earlier than two (2) weeks prior to the date of the election, referendum, or meeting at which the candidates or ballot questions will be voted upon, nor may signs be artificially lighted.
- (f) Signs must be removed the day after the election, referendum, or meeting at which the votes are taken.

Section 3.4 – Flags. The flags of the United States and the State of Connecticut and seasonal flags may be displayed from the railings of decks and balconies and from flagpoles attached to the wall next to the exterior entry doors of individual Units. Flags must not exceed eleven (11) square feet in area. If they are attached to a railing, they must be secured in such a manner that their removal does not damage the railing.

Section 3.5 – Displays Outside of Units. Seasonal and holiday decorations may be placed on the entry doors and the doorframes of the Units. Illuminated decorations must use wiring approved for outdoor use by Underwriters Laboratories or a similar rating organization. All decorations must be attached so that they can be removed without causing damage to the Common Elements.

Section 3.6 – Religious Displays. A Unit Owner or tenant of a Unit may attach to an entry door of the Unit or to the doorframe, an object, the display of which is motivated by observance of a religious practice or a sincerely held religious belief, provided such object does not:

- (a) Threaten the public health or safety;
- (b) Hinder the opening and closing of the door;
- (c) Violate any local, state, or federal law;
- (d) Contain any graphics, language, or any display that is obscene or otherwise patently offensive;
- (e) Individually or in combination with each other item displayed or affixed on the doorframe has a total size greater than twenty-five (25) square inches; or
- (f) Individually or in combination with each other item displayed or affixed on the door has a total size greater than four (4) square feet.

ARTICLE IV
Trash

Section 4.1 – Trash.

- (a) Trash may not be stored inside or outside of a Unit in any way that permits the spread of fire, vermin, or offensive odors.
- (b) Trash must be disposed of by placing it in the containers in the Common Elements provided for such purpose.
- (c) No trash may be left next to or outside of the trash containers.
- (d) Large items that will not fit in the trash containers must be removed from the Common Interest Community and disposed of at the expense of the Unit Owner.
- (e) Recyclable materials, and only recyclable materials, as designated by the Association's trash hauler are to be placed in the recycle bins.

ARTICLE V
Electrical Usage

Section 5.1 – Electrical Usage. Electrical usage in a Unit may not exceed the capacity of the circuits serving the Unit.

ARTICLE VI
Grills and Barbecues

Section 6.1 – Grills and Barbecues. Grills and barbecues may be used and stored only on decks and patios situated at ground level and must be operated so that smoke does not blow into the windows of other Units

ARTICLE VII
Satellite Dishes

Section 7.1 – Installation and Maintenance of Satellite Dishes.

- (a) A Unit Owner, and the tenant of a Unit Owner, shall not install a satellite dish without approval of Tidewater Village Homeowners Association Inc.

Section 7.2 – Conditions and Limitations on the Installation of Satellite Dishes. Any satellite dish installed in accordance with the provisions of Section 7.1 is subject to the following conditions and limitations:

- (a) The satellite dish must not encroach on any general Common Element, any other Unit, or any Limited Common Element appurtenant to another Unit.
- (b) The satellite dish must be secured so it does not jeopardize the soundness or safety of any Improvement or the safety of any Person, even in a high wind.

- (c) Satellite dishes shall be located in a place shielded from view from outside the Common Interest Community or from other Units to the maximum extent possible.
- (d) The satellite dish must be kept in good repair.
- (e) The satellite dish must be removed if it is no longer being used.
- (f) If the satellite dish is removed, the Improvements to which the satellite dish was attached must be restored to their prior condition.

ARTICLE VIII
Use of Common Elements

Section 8.1 – Obstruction. 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 8.2 – Structures in Common Elements. No plantings, gardens, structures, barbecues, furniture, or other objects may be planted, erected, or placed by any Unit Owner or occupant in the Common Elements.

Section 8.3 – Outdoor Furniture. No furniture, equipment, spas, pools, sporting goods, or other personal property of any kind may be placed, kept, or stored in the Limited Common Elements or the Common Elements except as permitted under these Rules. Outdoor furniture, statuary, and planters in good condition and in reasonable amounts may be kept on balconies, decks, and patios.

ARTICLE IX
Insurance

Section 9.1 – Increase in Rating. Nothing shall be done or kept which will increase the rate of insurance on any of the buildings, or contents thereof, without the prior written consent of the Executive Board. No Unit Owners shall permit anything to be done or kept on the Property which will result in the cancellation of insurance coverage on any of the buildings, or contents thereof, or which would be in violation of any law.

Section 9.2 – Rules of Insurance. Unit Owners and occupants shall comply with the rules and regulations contained in any fire or liability insurance policy carried by the Association on the Property.

Section 9.3 – Reporting Damage and Accidents. Any accident on the property involving injury to Persons or damage to Property and any damage to the buildings or other Improvements on the Property must be promptly reported to the Executive Board of the Association.

ARTICLE X
Motor Vehicles

Section 10.1 – Operation of Motor Vehicles.

- (a) Except for motorized wheelchairs and other devices used to assist people with disabilities, and machinery used for the Maintenance, Repair, and Replacement of the Improvements within the Common Interest Community, all motor vehicles operated on the Property must be registered, properly equipped, and in operating condition for safe travel on the roads and highways of the state.
- (b) Except for motorized wheelchairs and other devices used to assist people with disabilities, all motor vehicles operated on the Property must be driven by Persons properly licensed to operate them.
- (c) Motor vehicles may be operated only on the roads and in the driveways and parking areas of the Common Interest Community.

Section 10.2 – Compliance with Motor Vehicle Laws and Regulations. Motor vehicles must be operated in accordance with all of the motor vehicles laws and regulations that apply to the operation of motor vehicles on the public roads and highways in the town within which any portion of the Common Interest Community is located.

Section 10.3 – Speed Limit. The speed limit on all roads and drives within the Property shall be fifteen (15) miles per hour.

Section 10.4 – Off-Road Vehicles. Snowmobiles, ATV's, motorcycles, and other motor vehicles designed for off-road use may not be operated in the Common Interest Community unless they are licensed and equipped for passage on public roads and highways and are operated by licensed drivers on the paved portions of the Property.

Section 10.5 – Inoperable Vehicles. Except for temporary repairs not involving immobility in excess of ten (10) hours, highway vehicles will not be disassembled, repaired, rebuilt, painted, or constructed outside of garages on the Property.

Section 10.6 – Limited Use of Certain Vehicles. The following types of vehicles are prohibited from all portions of the Property, except the garages, in excess of four (4) out of any consecutive twenty-four (24) hours, except when making deliveries, loading or unloading, or providing services to Units or Common Elements:

- (a) Vehicles carrying a sign advertising a business.
- (b) Vehicles having a capacity of one (1) ton.
- (c) Vehicles having more than four (4) single-tired wheels.
- (d) Campers of any kind.
- (e) Trailers of any kind.

The prohibition contained in this Section shall not apply to vehicles belonging to the Declarant or the Association or to vendors or contractors engaged by the Declarant or the Association.

ARTICLE XI
Pool (IF BUILT)

Section 11.1 – Regulations of Department of Health. Regulations required by the Connecticut State Department of Health are a part of these Rules.

Section 11.2 – Bathe before Entry. All Persons shall bathe with warm water and soap before entering the pool.

Section 11.3 – Diseased Persons. Any Person known or suspected of having a communicable disease shall not use the pool.

Section 11.4 – Spitting or Blowing Nose. Spitting or blowing the nose in the swimming pool is prohibited.

Section 11.5 – Boisterous Play. Running and boisterous or rough play (except supervised water sports) is prohibited.

Section 11.6 – Limitation on Number of Guests. The number of guests of one (1) Unit Owner at any time may not exceed four (4).

Section 11.7 – Supervision. Children under the age of fourteen (14) must be supervised by someone eighteen (18) years of age or older.

Section 11.8 – Incontinence. Individuals who are incontinent must wear appropriate waterproof garments while in the pool.

Section 11.9 – Hours. Swimming pool hours will be from 9 to 7 during the season. The season shall be determined by the Executive Board depending on weather and the readiness and condition of the pool.

Section 11.10 – Pets, etc. Pets, glassware, underwater breathing apparatus, knives and dangerous equipment are prohibited from the pool area.

Section 11.11 – Supervisor's Authority. The pool supervisor, if any, and staff will maintain order and their requirements as to the enforcement of the regulations, maintenance of order, and enhancement of safety will be obeyed.

ARTICLE XII
CLUBHOUSE (IF BUILT)

Section 12.1 – Use of Clubhouse. The clubhouse, (if built) may be used only by Unit Owners and occupants and their invited guests when accompanied by a Unit Owner.

Section 12.2 – House Rules. The various facilities in the clubhouse may be used only in accordance with the rules posted for their use.

Section 12.3 – Cleaning and Damages. All Persons using the clubhouse will clean up after themselves and their guests. Unit Owners will be responsible for any damage done to the clubhouse by themselves, the members of their families and their guests.

Section 12.4 – Private Parties. Designated portions of the clubhouse may be reserved for private parties pursuant to a schedule of rental fees and deposits as established by the Executive Board from time to time.

Certified to be the initial Rules adopted by the
Executive Board on its date of organization

Secretary