

EXHIBIT "C" Initial Rules

The purpose of rules is not to anticipate all acceptable or unacceptable behavior in advance and eliminate all improvements or activities that fall outside of "the norm..." In fact, it is expressly intended that the Reviewer under Chapter 5 and the Board, as appropriate, have discretion to approve or disapprove items, or to enforce or not enforce technical violations of the Governing Documents, based upon aesthetic or other considerations consistent with the established guidelines. As such, while something may be approved or permitted for one Unit under one set of circumstances, the same thing may be disapproved for another Unit under a different set of circumstances. The exercise of discretion in approving or enforcement shall not be construed as a waiver of approval or enforcement rights, nor shall it preclude the Board from taking enforcement action in any appropriate circumstances.

The following shall apply throughout the Residential Community until such time as they are modified pursuant to the Charter.

1. **General.** Units shall be used only for residential and ancillary purposes consistent with this Charter and any applicable Supplement.

2. **Restricted Activities and Conditions.** Unless expressly authorized by, and then subject to such conditions as may be imposed by, the Board, the following activities and conditions are prohibited within the Residential Community:

(a) **Parking.**

(i) Parking any personal, private vehicle on the public or private thoroughfares of Autumn Hall, which vehicles expressly include any motorized means of conveyance, commercial vehicle (whether or not having commercial lettering, logos and/or displaying a commercial license plate), any motorized or non-motorized equipment, whether for commercial or non-commercial uses, pick-up trucks, with or without camper tops or other type of raised enclosure, campers, mobile homes, recreational vehicles, trailers of any type, golf carts, and all boats and other watercraft is restricted as set out in this section and/or explicitly prohibited. Residents, owners, and their guests may park in front of their respective units periodically, for convenience, but no continuous parking in this regard for more than three continuous 24 hr. periods. There is no parking of construction vehicles associated with an ongoing build overnight. Long-term guests should utilize resident driveway pads and residents should not park in the street.

(ii) Any parking of any of the above enumerated items whatsoever on the common area as delineated on the various subdivision plats of Autumn Hall recorded in the New Hanover County Register of Deeds Office, whether or not owned or controlled by the Autumn Hall Homeowners Association (AHHOA), is strictly prohibited.

(iii) Stored vehicles (any vehicle which remains parked in the same spot for 14 or more consecutive days or which is put on blocks or covered for more than 48 hours without the Board's prior written consent) is expressly prohibited on any of the private or public thoroughfares of Autumn Hall.

(iv) Any long term storage of any inoperable vehicle (any vehicle which has not been in operating condition for 30 or more days, or which does not have a current, valid license plate or registration) is expressly prohibited being parked on the private and public thoroughfares of Autumn Hall. Any such inoperable vehicles are additionally prohibited being parked or stored on any driveway, nor covered and/or placed on blocks in any driveway for more than 48 hours, without the Board's prior written consent. Storage of any vehicle described in this section is solely permitted in any enclosed garage of a homeowner.

- (v) Construction, service, and delivery vehicles are allowed limited access to perform any associated tasks during usual business working hours while parking on the roads, alleys, and driveways adjacent to the homeowner's unit being constructed/serviced. All streets and alleys must always remain passable within the scope of this permission. No parking in this regard shall be allowed on any common areas controlled by the AHHOA. Exceptions to this rule may be granted in writing by the AHHOA Board's representative upon prior request.
 - (vi) On-street parking is explicitly discouraged in the places in Autumn Hall where narrow streets or curves make it congested and unsafe for two-way traffic, particularly the section of Orton Point Road from the entrance into Autumn Hall from Cardinal Drive to the first stop sign, and Old Garden Road near Chapel and Arbor Parks.
 - (vii) Visitor Parking. Long term guests should utilize resident parking pads. Short term visitor parking on streets should not exceed 72 hours.
 - (viii) Vehicles must park in the direction of traffic.
- (b) Raising, breeding, or keeping animals except that a reasonable number of dogs, cats, or other usual and common household pets may be permitted in a Unit. However, those pets which are permitted to roam free, or, in the Board's sole discretion, make objectionable noise, endanger the health or safety of, or constitute a nuisance or inconvenience to the occupants of other Units shall be removed upon the Board's request. If the pet owner fails to honor such request, the Board may report to authorities to have the pet removed. Dogs shall be kept on a leash or otherwise confined in a manner acceptable to the Board whenever outside the dwelling. Pets shall be registered, licensed, and inoculated as required by law;
 - (c) Any activity that emits foul or obnoxious odors outside the Unit or creates noise or other conditions that tend to disturb the peace or threaten the safety of the occupants of other Units;
 - (d) Any activity that violates local, state, or federal laws or regulations, however, the Board shall have no obligation to take enforcement action in the event of a violation;
 - (e) Pursuit of hobbies or other activities that tend to cause an unclean, unhealthy, or untidy condition to exist outside of enclosed structures on the Unit;
 - (f) Any noxious or offensive activity, which in the reasonable determination of the Board tends to cause embarrassment, discomfort, annoyance, or nuisance to persons using the Common Area or to the occupants of other Units;
 - (g) Outside burning of trash, leaves, debris, or other materials.
 - (h) Use or discharge of any radio, loudspeaker, horn, whistle, bell, or other sound device so as to be a nuisance to occupants of other Units, except alarm devices used exclusively for security purposes;
 - (i) Use and discharge of firecrackers and other fireworks;
 - (j) Accumulation of rubbish, trash, or garbage except between regular garbage pickups and then only in approved containers;
 - (k) Discharge or other active use of firearms, including "BB" guns, pellet guns, and paint ball guns, and bow and arrows; provided, the Board shall have no obligation to take action to prevent or stop such discharge or use;

(l) On-site storage of fuel, except that a reasonable amount of fuel may be stored on each Unit for emergency purposes and operation of lawn mowers and similar tools or equipment, and the Association shall be permitted to store fuel for operation of maintenance vehicles, generators, and similar equipment. This provision shall not apply to any underground fuel tank authorized pursuant to Chapter 5;

(m) Any activities which materially disturb or destroy the vegetation (including trees), wildlife, wetlands, or air quality within Autumn Hall, which use excessive amounts of water, or which result in unreasonable levels of sound or light pollution;

(n) Conversion of any carport or garage to finished space for use as an apartment or other integral part of the living area on any Unit without prior approval pursuant to Chapter 5;

(o) The construction, placement, or installation of more than two exterior lawn ornaments or monuments measuring no greater than 12 inches in height, except for DRC approved architectural post lights and birdhouse ornaments;

(p) The construction, placement, or installation of more than one sign on a Unit, which shall not exceed the size of a typical real estate sign and approved community builder's signs;

(q) Any construction, placement, installation, or modification of anything, permanently or temporarily, on the outside portions of the Unit, whether such portion is improved or unimproved, except in strict compliance with the provisions of Chapter 5 of the Charter requiring DRC approval. This shall include without limitation, artificial vegetation; swing sets, basketball hoops and similar sports and play equipment; clotheslines; garbage cans; wood piles; above-ground swimming pools; docks, piers, and similar structures; hedges, walls, dog runs, animal pens, or fences of any kind; and satellite dishes and antennas, except that;

(i) an antenna designed to receive direct broadcast satellite services, including direct-to-home satellite services, that is one meter or less in diameter;

(ii) an antenna designed to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instructional television fixed services, and local multipoint distribution services, that is one meter or less in diameter or diagonal measurement;

(iii) an antenna that is designed to receive television broadcast signals; (collectively, "Permitted Antennas") shall be permitted on Units, subject to such reasonable requirements as to location and screening as may be set forth in the Design Guidelines, consistent with applicable law, in order to minimize obtrusiveness as viewed from streets and adjacent property. The Founder and/or the Association shall have the right, without obligation, to erect an aerial, satellite dish, or other apparatus for a master antenna, cable, or other communication system for the benefit of all or a portion of Autumn Hall, should any master system or systems be utilized by the Association and require such exterior apparatus;

(iv) an antenna or satellite dish that is screened from view of the street and neighbors by appropriate year-round landscaping; and

(v) each lawn should be maintained year-round. Turf and ground cover kept less than 6", (mulch, pine straw, etc.) replenished regularly, and the beds and lawn kept free of weeds.

3. **Prohibited Activities and Conditions.** The following shall be prohibited within the Residential Community:

(a) Plants, animals, devices, or other things of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of Autumn Hall;

(b) Structures, equipment, or other items on the exterior portions of a Unit which have become rusty, dilapidated, or otherwise fallen into disrepair;

(c) Altering the drainage flow of storm water across Units or the Common Areas or otherwise altering or modifying any water control devices installed within the Residential Community in accordance with New Hanover County requirements; provided, during the Development and Sale Period, the Founder May alter drainage flow within the Residential Community subject to compliance with New Hanover County requirements;

(d) Chain link fences on any Unit;

(e) Garage or yard sale signs and signs which are stapled or otherwise attached to telephone poles, posts, benches, boards, or other things within the Common Areas. Temporary ground signs may be placed one day before event and day of event;

(f) Alteration, removal, addition of any vegetation, grass, shrubs, trees in the Common Areas inclusive of curb side Devil strips without submission of "Common Area Change Form" and prior approval respective of Chapter 5 Design Guidelines;

(g) Storing, erecting any equipment, garbage cans, woodpiles, play equipment in the common areas is prohibited without prior approval in accordance with Chapter 5 Design Guidelines; and

(h) Rental Agreement Form must be submitted for use of Arbor Park by residents requesting private events which exceed 25 guests. All other parks are open for residents use but not rentable for private events exceeding 25 guests. Board discretion will determine the type and frequency of private events permitted in Arbor Park.