

EXHIBIT "C"

Initial Rules

The following restrictions shall apply to the Community until such time as they are amended, modified, repealed or limited pursuant to Article III of the Declaration.

1. General. The properties submitted to this Declaration shall be used only for residential, recreational, and related purposes consistent with this Declaration and any Supplemental Declaration. Such purposes may include, without limitation, an information center and/or a sales office for any real estate broker retained by Declarant to assist in the sale of property described in Exhibits "A" or "B," offices for any property manager retained by the Association, business offices for Declarant and the Association, and public facilities.

2. Restricted Activities. The following activities are prohibited within the Community unless expressly authorized by, and then subject to such conditions as may be imposed by, the Board of Directors:

(a) Parking of automobiles, trucks, motorcycles, scooters, bicycles, trailers, or other vehicles of any kind (collectively, "Vehicles") on public or private streets or in alleys within the Community, except that public safety and emergency personnel may park their official Vehicles on streets while responding to an emergency or otherwise acting in the course of their official duties;

(b) Parking of Vehicles overnight on Common Areas except that occasional overnight guests of an Owner or occupant of a Unit may park their vehicles in such areas, if any, which the Board has designated for parking, but only while staying overnight in the Unit and only in places designated by signage or painted lines as parking spaces. Bicycles may be parked or left on the Common Area only in bike racks provided by the Association. Neither the Declarant nor the Association shall have any responsibility or liability for theft, vandalism, or other loss or damage to vehicles or contents of vehicles parked or left on Common Areas at any time;

(c) Parking of Vehicles on Units in places other than garages, carports, or driveways, or parking of commercial vehicles or equipment, mobile homes, recreational vehicles, golf carts, boats and other watercraft, trailers, stored vehicles or inoperable vehicles in places other than enclosed garages except temporarily during loading and unloading; provided, construction, service and delivery vehicles shall be exempt from this provision for such period of time as is reasonably necessary to provide service or to make a delivery to a Unit or the Common Area. For purposes of this provision, "commercial vehicles" shall be defined as trucks or vans with commercial writing on their exteriors or vehicles primarily used or designed for a commercial purpose, and vehicles with advertising signage attached or displayed on such vehicle's exterior, but shall not include passenger cars with identifying decals or painted lettering not exceeding a total area of one square foot in size or official vehicles owned by governmental or quasi-governmental bodies; and

EXHIBIT "C"**Initial Rules**
(continued)

(d) Raising, breeding or keeping animals, livestock, or poultry of any kind on or in a Unit, 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 sole discretion of the Board, 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 request of the Board. If the pet owner fails to honor such request, the Board may remove the pet. Dogs shall be kept on a leash or otherwise confined in a manner acceptable to the Board whenever outside the dwelling, except that a dog may be removed from a leash while in any park in the Community which has been designated as a "dog park" by the Association. Pets shall be registered, licensed and inoculated as required by law; and

(e) Any activity on a Unit or Common Area which emits foul or obnoxious odors outside a Unit or creates an unreasonable level of noise or other conditions which tend, in the Board's judgment, to unreasonably disturb the peace or threaten the safety of the occupants of other Units (this paragraph shall not restrict construction activities by Builders or the Declarant and their contractors and subcontractors during the Development and Sale Period, nor shall it preclude normal and customary use of power tools, lawn mowers, and other yard maintenance equipment, provided they are used only between the hours of 8:00 a.m. and 8:00 p.m.); and

(f) Any activity which 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; and

(g) Pursuit of hobbies or other activities which tend to cause an unclean, unhealthy or untidy condition to exist outside of enclosed structures on the Unit; and

(h) 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; and

(i) Outside burning of trash, leaves, debris or other materials, except during the normal course of constructing a dwelling on a Unit; and

(j) Use or discharge of any radio, loudspeaker, horn, whistle, bell, or other sound device so as to be audible to occupants of other Units, except alarm devices used exclusively for security purposes; and

(k) Use and discharge of firecrackers and other fireworks; and

(l) Dumping grass clippings, leaves or other debris, petroleum products, fertilizers, or other potentially hazardous or toxic substances in any drainage ditch, stream, pond, lake, river,

EXHIBIT "C"**Initial Rules**
(continued)

wetlands, buffer area, or elsewhere within the Community, except that fertilizers may be applied to landscaping on Units provided care is taken to minimize runoff; and

(m) Accumulation of rubbish, trash, or garbage except between regular garbage collection times, and then only in approved containers which must either be stored in an enclosed garage or in the rear yard of the Unit, screened from view of adjacent property in a manner approved pursuant to Article IV except on the day garbage is collected; and

(n) Obstruction or rechanneling drainage flows after location and installation of drainage swales, storm sewers, or storm drains, except that Declarant, its designees, and the Association shall have such right, and Builders may alter drainage flow so long as the alteration does not adversely affect other Units; provided, the exercise of such right shall not materially diminish the value of or unreasonably interfere with the use of any Unit without the Owner's consent; and

(o) Subdivision of a Unit into two or more Units, or changing the boundary lines of any Unit after a subdivision plat including such Unit has been approved and recorded, except that Declarant and Builders whom they Declarant may so authorize, may subdivide or replat Units which they own; and

(p) Construction, placement, improvement, or use of any garage, basement, or accessory structure on a Unit as separate, independent living quarters for one or more persons, whether or not related to the occupants of the main dwelling on the Unit, and whether on a temporary or permanent basis, or conversion of any garage to finished space for use as an integral part of the living area on any Unit, or use of any garage for storage or other purposes which preclude its use for parking of that number of vehicles for which it was originally designed, except with the prior written consent of the Declarant during the Development and Sale Period and the Board thereafter, and prior approval pursuant to Article IV; and

(q) Advertising or operating any Unit as a hotel, inn, bed and breakfast, or other short-term lodging, or use of any Unit for lodging of persons other than the Owner or a tenant who resides in the Unit pursuant to a lease complying with Section 3.6(b), members of their respective households, and their occasional, non-paying guests. Use of any Unit for operation of a timesharing, fraction-sharing, residence club, vacation club, destination club, or similar program whereby the right to exclusive use of the Unit is shared among participants in the program on a fixed or floating time schedule or on a reservation basis or on such other basis as may be set forth in the terms of the program over a period of years, except that Declarant and its assigns may operate such a program with respect to Units which it owns; and

(r) Discharge of firearms; provided, the Board shall have no obligation to take action to prevent or stop such discharge; and

EXHIBIT "C"**Initial Rules**
(continued)

(s) On-site storage of gasoline, heating, or other fuels, 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 Article IV; and

(t) Any yard sale, garage sale, moving sale, rummage sale, or similar activity, except on such dates as the Board may designate for such activities to be conducted on a community-wide basis; and

(u) Swimming or use of personal flotation devices in any stream, pond, lake, or other body of water (other than swimming pools) located within the Community, or use of gasoline-powered boats in any such bodies of water. Non-motorized boats and boats with electric motors may be used in lakes designated by the Board, provided such boats do not exceed 16 feet in length; and

(v) Any business, trade, or similar activity, except that an Owner or occupant residing in a Unit may conduct business activities within the Unit so long as: (i) the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from outside the Unit; (ii) the business activity conforms to all zoning requirements for the Community; (iii) the business activity does not involve door-to-door solicitation of residents of the Community; (iv) the business activity does not, in the Board's reasonable judgment, generate a level of vehicular or pedestrian traffic or a number of vehicles being parked in the Community which is noticeably greater than that which is typical of Units in which no business activity is being conducted; and (v) the business activity is consistent with the residential character of the Community and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Community as may be determined in the sole discretion of the Board.

The terms "**business**" and "**trade**," as used in this provision, shall be construed to have their ordinary, generally accepted meanings and shall include, without limitation, any occupation, work, or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (i) such activity is engaged in full or part-time, (ii) such activity is intended to or does generate a profit, or (iii) a license is required.

Leasing of a Unit for residential purposes consistent with the Declaration, any applicable Supplemental Declaration, and the Association's Rules shall not be considered a business or trade within the meaning of this subsection.

EXHIBIT "C"**Initial Rules**
(continued)

This subsection shall not apply to any activity conducted by Declarant or a Builder approved by Declarant with respect to its development and sale of any property within RiverLights or its use of any Units which it owns, including the operation of a timeshare or similar program; and

(w) Bullying, harassing, or intimidation, or other behavior which the Board determines to constitute verbal or physical abuse or threaten the safety or physical or emotional well-being of, or create a hostile work environment for, any employee, agent, contractor, or vendor of the Declarant or the Association, or the employees of any such contractor, vendor, or agent, whether conducted in person, by telephone, in writing, through the use of technology, electronic communication, social media, or by any other means. No person except a person whom the Board may designate to supervise an employee, contractor, vendor or agent, shall reprimand, give direction to, or criticize any Declarant or Association employee, contractor, vendor or agent, or any of their employees, except that Members who have constructive criticism, complaints, concerns, or suggestions of any kind relating to any Association operations, personnel, contractors, vendors, or agents, or their respective employees, may bring the same to the Board's attention in writing signed by the Member and detailing any incident giving rise to the specific complaint, concern or suggestion, the date and time thereof, the persons involved and/or affected, and the proposed course of action that the writer requests that Board take in response;

(x) Operation of motorized vehicles on pathways or trails maintained by the Association, except by the Association's designees for maintenance or inspection purposes;

(y) Erection or placement of any dock, pier, or other structure on any portion of the Common Area, except those structures, if any, as may be erected by the Declarant, the Association, or their agents or designees for the common use and benefit of the Owners;

(z) clearing or removal of vegetation or erection or placement of any play structures or equipment, temporarily or permanently, on any portion of the Community designated as wetlands or buffer areas on any recorded plat; and

(aa) Any construction, erection, placement, or modification of any thing, 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 Article IV of the Declaration. This shall include, without limitation, signs (including "For Sale" and "For Lease" signs), flags, and banners (except as otherwise provided in Section 3.4(c) and (d) and in Section 4.1), basketball hoops, swing sets and similar sports and play equipment; clotheslines; garbage cans; woodpiles; swimming pools; docks, piers and similar structures; and hedges, walls, dog runs, animal pens, or fences of any kind; lawn art or decorative items; and satellite dishes and antennas, except that:

EXHIBIT "C"**Initial Rules**
(continued)

(i) an antenna that is one meter or less in diameter and used to receive direct broadcast satellite services, including direct-to-home satellite services, or to receive or transmit fixed wireless signals via satellite; or

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

(iii) an antenna that is designed to receive television broadcast signals;

(collectively, "**Permitted Antennas**") shall be permitted on Units without prior approval, provided they are installed in compliance with such requirements as to location and screening as may be set forth in the Design Guidelines in order to minimize obtrusiveness as viewed from streets and adjacent property, consistent with the Federal Communications Commission's Over-the-Air Reception Devices rule, 47 C.F.R. 1.4000 adopted pursuant to the Telecommunications Act of 1996, as amended from time to time. Declarant 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 the Community, should any master system or systems be utilized by the Association and require such exterior apparatus.

3. Prohibited Conditions. The following shall be prohibited in the 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 the Community; and

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

(c) Sprinkler or irrigation systems or wells of any type which draw upon water from ground or surface waters within to the Community, except that Declarant, its designees, and the Association shall have the right to draw water from such sources.

(d) Trees or other vegetative canopy which extends into the street or alley below a height of 13'-6"; and

(e) Artificial grass on any Unit.

EXHIBIT "C"

Initial Rules
(continued)

4. Storm Measures. Notwithstanding anything to the contrary in the Declaration or these Rules:

(a) any Owner or occupant of a Unit, or their agents or designees, may install storm shutters, boards or metal sheeting over windows on the Unit up to five days before the estimated arrival of a named hurricane or tropical storm without obtaining prior approval. Any such boards or sheeting must be removed within five days after the hurricane or tropical storm has subsided or no longer threatens the Community, except that if the Community has been subject to mandatory evacuation, such items shall be removed within five days after governmental officials permit residents to return to the Community; and

(b) Occupants of Units may use temporary power generators during the period of any power outage resulting from weather events.