

## EXHIBIT C

### RULES AND REGULATIONS

1. **Public Areas**
  - A. No bicycles, scooters, or similar vehicles, or other personal property of Unit Owners or tenants, shall be allowed to stand in the public areas.
  - B. Pets shall be on a leash or carried at all times in the common areas of the Building(s).
  - C. No smoking, cooking or barbecuing, nor solvents, petroleum-based products or other chemicals of similar nature, shall be permitted in or upon the Common Elements, including any Limited Common Elements of any Unit.
2. **Windows and Balconies**
  - A. Awnings and/or window boxes may be used in or about the Building only with the advance written consent of the Association, and the type, color and method of attachment must be approved by the Association.
  - B. Nothing shall be projected or shaken out of any window of the Building, nor placed upon the windowsills without the express approval of the Association.
  - C. Except such signs as may be erected by the Declarant in furtherance of sale of Condominium Units, no sign, notice, advertisement, or illumination shall be inscribed or exposed on or out any window or other part of the Building above the street level floor, except such as shall have been approved in writing by the Association. Notwithstanding the above, during the period of Declarant Control, no signs shall be erected in or on any part of the Building except if Declarant shall have given its prior written approval.
  - D. Each Owner or tenant shall keep the storm windows and the interior face of his/her exterior windows clean. In case of refusal or neglect of an Owner or tenant, after 10 days notice in writing from the Association or the Managing Agent to clean the windows, such cleaning may be done by the Association or Managing Agent, which shall have the right to enter the Unit for such purpose and to charge the cost of such cleaning to the Unit Owner or tenant.
  - E. Nothing may be hung from any Unit window or interior balcony or Unit balcony railing (including, but not limited to laundry, towels and rugs), at any time.
  - F. No Unit owner may screen in the exterior porch portion of their Unit.
3. **Trash and Recycling**
  - A. Garbage and refuse from all Units shall be disposed of regularly but only at such times and in such manner as the Association may direct.
  - B. Only bagged trash shall be placed in the trash areas. Only bagged recyclable paper, glass, plastic, and metals shall be placed in the recycling areas.
4. **Disturbances**
  - A. No Unit Owner or tenant shall make, permit, or cause disturbing noises, smells, or vibrations, in the building or do or permit anything to be done therein which unreasonably disturbs other occupants or unreasonably interferes with the right, comfort, or convenience of other Unit Owners.

- B. No Unit Owner or tenant shall play upon or suffer to be played upon any musical instrument or permit to be operated any device connected to speakers, such as a CD player, phonograph, radio, VCR, computer, or television in said Owner's or tenant's Unit between the hours of midnight and the following 8:00 a.m., if the same shall disturb or annoy any other occupants of the Building. In any event, Unit Owners and tenants shall at all times comply with City of Asheville ordinances regarding sound and noise.
- C. No construction or repair work or other installation involving noise, smell, or vibration shall be conducted in any Units except on weekdays and Saturdays (not including legal holidays) and only between the hours of 8:30 a.m. and 5:30 p.m.

5. Pets

- A. Only Unit Owners or their tenants may keep up to a total of two pets (but then only domestic dogs, cats or birds) in the Building without the permission of the Association, and then only so long as the keeping of such pets does not interfere with the rights or convenience of other Unit Owners. No other pets, animals, livestock, or poultry of any kind are allowed.
- B. Unit Owners shall clean and dispose of any pet litter or soiling in the Building. Repeated occurrences of soiling in the common areas shall result in the permanent removal of the offending pet from the building.

6. Individual Units

- A. No group exhibition of any Unit or its contents shall be conducted, nor shall any auction sale be held in a Unit without the consent of the Association.
- B. The agents of the Association, and any contractor or workman authorized by the Association, may enter any unit in any reasonable hour of the day for the purpose of inspecting such Unit to ascertain whether measures are necessary or desirable to control or exterminate any vermin, insects, or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects, or other pests. If the Association takes measures to control or exterminate any such pests in a Unit, the cost thereof shall be payable by the Unit Owner of that Unit.
- C. Toilets, sinks, bathtubs, showers, dishwashers, washing machines, and other water apparatus in the Units shall not be used for any purposes other than those for which they were constructed. Unit Owners or their tenants shall exercise proper care to insure that floors are kept clear of standing or running water. Running water shall not be left unattended or allowed to overflow any appliance or fixture. All dishwashers, washing machines, and other water-using appliances shall have integral automatic overflow cut-off switches. The cost of repairing any damage resulting from the violation of this rule shall be paid for by the Unit Owner or tenant in whose Unit it shall have been caused.
- D. The Association shall have a pass key to all Units in any Building. No Unit Owner or tenant shall alter any lock or install a new lock without the permission of the Association.
- E. None of the following uses shall be allowed in any Building: pawn shops, gun shops, adult bookstores, adult video stores, strip clubs, pet stores, or any business or use which by its presence in the Buildings can be reasonably demonstrated to diminish the value of the Units.

7. Firearms and Fireworks

- A. No discharge of firearms or fireworks shall be permitted in or from the Buildings or any of the Common Elements.

8. Complaints

- A. Complaints regarding the maintenance or administration of the Buildings shall be made in writing to the Board of Directors.

9. Security

- A. Unit Owners or their tenants shall not distribute keys to any of the Buildings or other structures to persons other than family members or other individuals residing in the Condominium. Any Unit Owner or tenant providing keys to any other persons shall inform the Association of the names of such persons.

10. Parking

- A. The parking areas located on the Condominium property are a Common Element of the Condominium provided for all Unit Owners of the Buildings. Each Unit shall be designated a specific parking space (or spaces) by the Association within one of the interior parking areas in the basement of the Buildings or in the covered parking area. All vehicles improperly parked within any of the parking areas are subject to towing at the owners expenses.
- B. All Unit Owners agree to comply with any rule and regulation respecting use of the parking areas, as established by the Association. Failure to comply with any of these parking rules, or any such Rules and Regulations established by the Association will subject such Unit Owner to have parking privileges and rights revoked.

11. Consent revocable

- A. Any consent or approval given under these rules by the Owners shall be revocable at any time.