

RULES AND REGULATIONS

The following Rules and Regulations (“Rules and Regulations”), except as otherwise expressly stated, apply to all Owners and their tenants and employees with respect to the use of any portion of Avon Town Square Lot 1 and Lot 2 (“Property”). To the extent that any provision of these Rules and Regulations conflicts with any provision of the Declarations, the more restrictive provision shall control. These Rules and Regulations constitute “Rules” as that term is defined in the Declaration.

Vehicles and Parking

1. The Association or its property manager shall designate approximately forty (40) parking spaces in front of the commercial buildings on the Property as “Customer Only” parking. Parking by Owners and their tenants and employees in the “Customer Only” parking spaces is prohibited.

2. All motorized vehicles owned or operated by Owners and their tenants and employees shall be registered with the Association or its property manager and shall be issued a parking permit. Owners and their tenants and employees assigned parking in the surface lot shall be issued one color permit; and owners and their tenants and employees assigned parking in the underground facility shall be issued a different color permit. Owners and their tenants and employees shall prominently display such permits at all times while parked on the Property. Parking on the surface lot by Owners and their tenants and employees issued underground facility permits is prohibited.

3. Owners and their tenants shall promptly notify the Association or its property manager of changes in tenancies and staffing. Owners or their tenants shall return to the Association or its property manager the permit issued to any departing employee; and owners shall return to the Association or its property manager all permits issued to a departing tenant and its employees.

4. Owners shall be responsible for informing tenants and their employees of these Rules and Regulations.

5. These Rules and Regulations shall be enforceable by the property manager and/or the Board as provided for in the Declarations.

6. Pursuant to the Declaration, the Board may promulgate such additional Rules and Regulations and/or amend these Rules and Regulations from time to time as the Board may deem necessary for the safety, care, cleanliness and maintenance of the Community.

Association Signage Program

The Board of Directors and owners in attendance at the annual owners meeting held December 4, 2006 determined that a clarification of the exterior signage program was needed. The following guidelines were approved:

- Temporary signage can be used for the garden level units for only 60 days
- No sidewalk sign boards are to be allowed
- No signage is to be allowed to be attached to the 1st or 2nd floor railings
- All temporary signage including “for sale or lease” signs on the sign boards for the garden level must be colored to be consistent with the existing building colors
- Any window signage for the 1st or garden level units must be approved

All owners are encouraged to review the current signage being used and make appropriate corrections.

Mario Giarratano will be following up in the future to insure compliance with the approved program.

Gary L. Atkinson