

RULES AND REGULATIONS
SIGNATURE PLACE AT MT. LAUREL
HOMEOWNERS' ASSOCIATION
(the "Association")

A GUIDE FOR THE RESIDENTS

A. CONFLICT

In the event of a conflict between the Declaration of Restrictive and Protective Covenants Signature Place at Mt. Laurel Homeowners' Association (the "Declaration") and these Rules and Regulations, the Declaration shall prevail. All of the terms used herein, unless specifically defined herein, shall have the same meanings as are set forth in the Declaration.

B. ARCHITECTURAL GUIDELINES

Any exterior addition to or change (including change of external color scheme) or alteration be made to any Home, including, but not limited to, modifications to, shape, height, materials, exterior colors and location of same shall have been submitted by mail to, and approved, without conditions, in writing, as to the harmony of external design and location in relation to surrounding structures and topography by the Board of Trustees. All replacement and repair of exterior items shall be of the same material, if available, or as near as possible to the same material, as determined by the Association. In the event the Board of Trustees fails to act on such application within 30 days after said plans and specifications have been submitted to it, approval shall be deemed to have been denied. All applications to the Township or any other municipal governing authority for a permit to make an addition, alteration or improvement on any Lot or to a Home must first be reviewed by the Board of Trustees and approved. Any such application must be executed by the Association and then may be submitted to the Township or any other municipal governing authority by the Lot Owner. All such approvals by the Association shall not be deemed to incur any liability on the part of the Association to any contractor, subcontractor, or materialman on account of any addition, alteration or improvement, or to any person having any claim for injury to person or damage to property arising therefrom. The Lot Owner shall promptly furnish the Association with a copy of any such permit which he has procured. In the event a Lot Owner fails to replace an exterior item or structure when required, in the Association's sole discretion, the Association, upon 15 days written notice to the Lot Owner, may repair the item and charge the Lot Owner for the reasonable cost of the replacement or repair

Each Lot Owner shall submit to the Board of Trustees and Manager of the Association by United States mail or hand delivery, plans and specifications showing the nature, kind, shape, height, materials, finish, colors and location of the Lot Owner's proposed change, alteration or addition to the Home. A Change Request Form is attached as Appendix A. The submission shall comply with all applicable Township codes, laws and ordinances as well as the Declaration.

The Board of Trustees shall use reasonable efforts to respond, within the time periods set forth in the Declaration, to all architectural requests. The Board of Trustees can respond to architectural requests either verbally or in writing.

Notwithstanding anything contained in these Rules and Regulations to the contrary, Lot Owners shall not be permitted to modify any exterior architectural features of the Home which would result in the Home's failure to comply with architectural requirements applicable to the homes within the Community as set forth in the Declaration; the Township codes, laws and ordinances; or on the Final Record Plans.

C. USE RESTRICTIONS

All Lot Owners, as well as all guests, residents, occupants, lessees, etc., in addition to any other obligation, duty, right and limitation imposed upon them by the Declaration, the Articles of Incorporation, Bylaws of the Association, and these Rules and Regulations that may be promulgated by the Association, shall be subject to and agree to abide by the following restrictive covenants, which shall be applicable to all Lot Owners, occupants, guests, invitees, tenants, residents and lessees, etc.

1. Accessory Structures, Sheds. No tents, storage tanks, sheds or accessory buildings or structures shall be erected or permitted to remain on a Home, Lot or on the Common Property. No structure of a temporary character, whether manufactured or constructed, shall be built or used on any Lot at any time.

2. Alarms. No Lot Owner will continue to operate an externally audible alarm system that malfunctions, emits false alarms and disturbs the peace of the Community.

3. Antennas. No television broadcast antenna of any size or masts of any size attached to any antenna may be erected. Except to the extent such restriction is limited by applicable law, no satellite dishes larger than one meter may be placed on the Lot or Home and must be erected on the rear or side of the Home unless such placement impedes reception, in which event such antenna or satellite reception device may be erected in the front of the Home located on the Home provided that such satellite dish is installed on a post in the ground and the location is approved by the Board of Trustees. Lot Owners must apply to the Board of Trustees and receive approval as to the location of such satellite dish. No antenna or satellite reception device may be erected on the Common Property without the prior written approval of the Board of Trustees.

4. Automobile Repairs. It is prohibited to use any Home or any part of the Property for automobile repair work of any kind. It is further prohibited to maintain on any Lot or Home or any part of the Property any automobile that is not operable, roadworthy or lawfully registered.

5. Awnings. No Lot Owner is permitted to cover any deck and/or patio with any kind of permanent covering or structure, unless otherwise approved by the Board of Trustees.

6. Clotheslines. No clothing, bedding or other similar items shall be dried or aired in any outdoor area, including Common Property, private yards and decks. No Lot Owner shall install poles and/or lines for the drying of laundry nor shall any Lot Owner dry laundry outside of his/her home.

7. Contracting Work. No Lot Owner, contractor or workman employed by any Lot Owner shall be permitted to do any work in or upon any Home (except for emergency repairs) between the hours of 7:00 p.m. and 8:00 a.m., if such work is likely to disturb the occupants of any other home.

8. Decks and Patios.

a. Decks/patios may be installed within the rear yard of a Home and shall be properly maintained by the respective Lot Owner. The maximum permitted sizes for either a deck, patio or combination of both deck and patio are: (1) 10 x 12 for the "Nash" townhome model, and (2) 12 x 12 for the "Auburn" townhome model. Any permitted deck/patio shall only be permitted to be installed if first approved by (i) the Township, (ii) the Builder (if all of the Lots/Homes in the Community have not been sold to third-party purchasers) and (iii) the Board of Trustees (if all of the Lots/Homes in the Community have already been sold to third-party purchasers).

b. Areas below decks are not to be used for storage areas.

9. Fences. The Builder and/or Developer shall be permitted to install fences. Only white 6' board on board PVC fences shall be permitted to be installed if first approved by (i) the Township, (ii) the Builder (if all of the Lots/Homes in the Community have not been sold to third-party purchasers) and (iii) by the Board of Trustees (if all of the Lots/Homes in the Community have already been sold to third-party purchasers). All fences shall be installed within the rear yard of a Home and shall be properly maintained by the respective Lot Owner. Fences will not be permitted or approved over any easement area on any Home. **If a fence is approved and installed, the respective Lot Owner shall be responsible for the grass and landscape maintenance within the fenced in area and will not be eligible for any reduction, refund or credit of any Assessment due and payable to the Association.**

10. Firewood. Lot Owners shall not store more than ½ cord of firewood on the Lot, if the Home has a fireplace. All firewood shall be located in the rear of the Home.

11. Flagpoles. No permanent flag poles may be erected or placed on any Lot. Lot Owners may place up to two mounting brackets on a Home's porch for the purpose of displaying flags.

12. Front Doors.

a. Front doors shall be the type installed by the Builder. Any replacement door not consistent with the original door installed by the Builder must be approved by the Board of Trustees.

b. Kick plates are allowed on front doors. The kick plate must run the full width of the door and must be 6 to 8 inches in height. The type and material of kick plates, doorknobs and door knockers shall be consistent with the type and material installed by the Builder.

13. Garages. No garage space within a Home may be converted to living space. All garages must be kept clean and maintained so as to always allow the storage of vehicles.

14. Garbage and Refuse Disposal.

a. No refuse pile or unsightly objects shall be allowed to be placed, remain, or accumulate on any Lot. In the event that any Lot Owner fails or refuses to keep his/her Lot free of refuse piles or other objects, the Association may enter upon any Lot and remove the same at the sole cost and expense of the Lot Owner, except that such material may be kept in a designated area of the Home or in areas of the Lot designated for this purpose by the Declarant and/or the Builder (in connection with its construction) or by the Board of Trustees, provided that these materials are kept in sanitary containers in a clean and sanitary condition.

b. Lot Owners and/or occupants shall place their trash, garbage or other waste in plastic bags inside containers with closed lids waiting disposal. Trash, leaves and other similar material shall not be burned. It is requested that trash and recycling containers not be placed on the curb until after dusk on the night before collection. Containers are also to be taken in by the end of the day of collection and stored in the garage of the Home.

c. The storage or collection of rubbish of any kind; any materials that emit foul or obnoxious odors; the growing of any noxious weed or other natural substance; and the harboring of the source of any noise or activity which unreasonably disturbs the peace, comfort or serenity of other Lot Owners is prohibited.

15. Garden Devices. Hose reels and other similar garden devices must be hidden from view.

16. Hazardous Materials. Nothing shall be done or kept in or on any Lot/Home which will increase the rate of insurance maintained by the Association or result in the cancellation of such insurance.

17. House Numbers. No more than one set of house numbers is permitted per home. If the original numbers are hidden by shrubs, the Lot Owner shall trim the shrubs. If replacement numbers are required, they must duplicate the original. The type of house numbers shall be as installed by the Builder, if any, or otherwise approved by the Board of Trustees.

18. Landscaping. Each Lot Owner of a Home shall maintain its respective landscaping bed in a clean and sanitary manner and condition and in accordance with all applicable restrictions and conditions which may be applicable. No artificial grass, plants, other artificial vegetation, or alternative ground cover, such as decorative stone, impervious material, gravel or other similar landscaping material, shall be placed or maintained upon the exterior portion of any Lot, unless part of the initial installation by the Developer or the Builder. Notwithstanding the foregoing, any Lot Owner may plant additional landscaping materials on their Home as permitted by the Township subject to prior approval of the Board of Trustees.

19. Lighting.

a. No floodlights or other lighting is permitted beyond those supplied by the Builder. Outside lighting can be replaced with an upgraded light fixture as long as it is consistent with the Builder installed fixtures. If the Lot Owner is planning to change the exterior fixtures not consistent with those installed on their home, a written request to the Board of Trustees and a brochure of the sample fixture should be presented to the Board of Trustees for approval before installation of the new fixtures.

b. All lighting must be approved for outdoor use. Lights cannot exceed 12 volts and all electrical lines must be hidden. Only matte black fixtures with clear bulbs are permitted. Colored lighting is not allowed. All maintenance must be performed by the Lot Owner. The Association will have no responsibility and/or liability for any outdoor lighting installed by the Lot Owner.

20. Lofts. No lofts within a Home may be converted to a bedroom. This provision shall not be amended without the approval of the Township of Mount Laurel

21. Mailboxes. The group mailboxes are not to be used as bulletin boards for lost or stolen items or pets, garage sales, or other announcements. The group mailboxes are the property of the United States Postal Service.

22. Maintenance of the Home. All Homes and improvements thereon shall be maintained in a neat and well appearing condition.

23. Motor Vehicles. Other than those vehicles of the Developer or Builder, no vehicle larger than a panel truck, bearing a commercial license plate, mobile home, recreational vehicle, boat or other watercraft, boat trailer or the like, nor any unlicensed, inoperative, unused or disabled vehicle of any type shall be parked within any part of the Community, without the prior written approval of the Board of Trustees, except those vehicles temporarily within the Community for the purpose of servicing the Common Property or one of the Lots.

24. Parking. No vehicle of any kind shall be parked for any length of time in marked prohibited parking areas. In addition to any penalties outlined in these Rules and Regulations, any vehicle parked in a marked prohibited area may also be subject to violations or fines imposed by the Township, Fire Department, or any other authority with jurisdiction.

25. Nuisances.

a. No Lot Owner shall make or permit any noises, soot, odor or vibrations that will unreasonably disturb or annoy the occupants or any of the other dwellings. Nor shall a Lot Owner permit anything to be done that will unreasonably interfere with the rights, comfort, or convenience of other Lot Owners.

b. No noxious or offensive activity shall be carried on or upon any Home, nor shall anything be done thereon which is or may, in the determination of the Board of Trustees, become an annoyance or nuisance to the other Lot Owners.

c. Each Lot Owner shall be charged with the responsibility of directing his tenant(s), guests and invitees to comply with the Association's Declaration, Bylaws and these Rules and Regulations.

26. Outdoor Holiday Lighting and Decorations. Decorations that prove to be a nuisance, produce excessive glare or noise or endanger the health and welfare of the Community, visitors or residents are not permitted. Outdoor holiday lights associated with Christmas, Hanukah, Halloween, Valentine's Day, etc. shall not be installed and illuminated more than thirty (30) days prior to the holiday and must be turned off completely and not more than thirty (30) days after the holiday.

27. Outdoor Recreation Equipment. No basketball hoops or other sports equipment may be permanently erected or placed on the Lots. Swing sets, playhouses, or other outdoor recreational equipment may be installed on a Home subject to approval by the Board of Trustees.

28. Outdoor Storage. Grills, patio furniture and the like are permitted to be stored on the rear patio and/or deck of a Home (if authorized); provided, however, (i) grills shall be placed a reasonable distance from the siding of a Home and any fencing (if applicable) when in use; and (ii) only furniture specifically designed for outdoor use may be placed on the patio or deck. All other outdoor storage shall be prohibited in the Community. Moveable children's play equipment, sporting equipment, etc. shall be put away after usage.

29. Pets. Unless otherwise approved by the Board of Trustees, no animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot except that no more than a total of two birds and two domestic dogs, or two cats, or one dog and one cat may be kept by an Lot Owner in his or her respective Lot, provided however, that they are not kept, bred or maintained for any commercial purpose. Whenever such animals are taken outside of the Lot, same must, at all times, be accompanied on a leash by a Lot Owner or contained within a cage. No outside animal pens, runs or yards are permitted. So long as same are not bred for a commercial purpose, there is no limit to the number of fish which may be kept on any Lot. All pet excrement shall be removed promptly from the Lots and Common Property by the respective pet Lot Owners.

30. Pools. No pools, above ground or inground, shall be permitted on any Lot.

31. Regrading.

a. Except for the Declarant or the Builder, no Lot Owner, guest, lessee, resident, occupant, invitee, etc., shall commence any substantial digging or earth moving or regrading operations of any nature without first obtaining permission from the Board of Trustees. This is intended as protection against inadvertent disruption of surface drainage, underground services and creation of a nuisance to other Lot Owners.

b. Retaining walls and grading alterations which change the contour of the earth and/or water drainage patterns must be submitted to the Board of Trustees, with complete details including sketches, for approval.

c. Lot Owners are responsible for verifying locations of all underground utilities and existing easements and bear total responsibility for any and all service interruptions directly attributable to work performed on their property. Lot Owners can contact New Jersey One Call free of charge at 1-800-272-1000 to verify underground utility locations. There is a fee for contractor requests.

32. Signs. See Declaration for Declarant and Builders rights to maintain signage in the Community. Except to the extent such restriction is limited by applicable law or otherwise permitted in the Declaration, no sign, banner, billboard or advertisement of any kind, including, without limitation, informational signs, and those of contractors and subcontractors, shall be erected within any Lot, without the prior written consent of the Board of Trustees. If permission is granted to any Lot Owner to erect a sign within any Lot, the Board of Trustees reserves the right to restrict the size, shape, color, lettering, height, material and location of the sign, or in the alternative, provide the Lot Owner with a sign to be used for such purposes. No sign shall be nailed or otherwise attached to trees. Lot Owners may not erect any sign on a Home. The display of "For Sale" signs is prohibited until the last Home is sold by the Developer or the Builder, except if done so by the Developer or the Builder.

(a) No other signs or decorations shall be hung, painted or displayed on the outside walls or outside surfaces of any of the Homes. No signs, visible in the interior of any Home from the exterior, shall be hung on the inside window of a Home. The display or use of other items visible in the interior of any Home from the exterior thereof is subject to the Rules and Regulations of the Association.

33. Statues, etc. No statues, lawn ornaments, sculptures, birdbaths or similar objects greater than 18" in height may be affixed or placed in the Community without the express approval of the Board of Trustees.

34. Storage of Materials. No Home or portion of a Home may be used or maintained for storage of materials, except to the extent such materials can be and are placed in a permitted building.

35. Water/Sewer System. No individual water supply system or sewerage disposal system shall be permitted on any Lot and each Home shall be connected to the public water supply and sewerage disposal system provided in the area.

36. Window Air Conditioners. No window air conditioning units shall be permitted on any Home. The only air conditioning units that shall be permitted are those units which are considered central in nature and installed on a slab outside of the actual residential structure.

D. COMPLIANCE WITH RULES AND REGULATIONS

It is hoped and anticipated that all Lot Owners will comply with the Rules and Regulations as they are outlined in this document, since they are intended to preserve the character of the Community and the property values of each Lot Owner. In the event that a situation arises where violations have taken place, it is the responsibility of the Board of Trustees to enforce the established rules in a consistent fashion according to the process outlined in the following enforcement procedures.

E. ENFORCEMENT PROCEDURES

1. Reporting Violations. Complaints concerning violation of the Rules, Regulations or any provisions of the Association's Declaration and Bylaws by a Lot Owner or tenant must be submitted, in writing, to the Board of Trustees or management company, signed by the Lot Owner or tenant. The complaint must specify the provision of the condominium documents that is alleged to be violated and must be in sufficient detail to determine whether a violation has occurred.

2. Complaint Forms.

a. Complaints regarding the management of the Association property, repairs to the common elements, or concerning actions of any other Lot Owners shall be made in writing to the Association through the management company.

b. A copy of the complaint form (see Appendix B) is provided for your use should you deem it necessary to identify a violation of the above Rules and Regulations. The Board of Trustees understands the need to maintain a clean and aesthetically pleasing environment. It is also each Lot Owner's responsibility to comply with these Rules and Regulations in an effort to do their part for the Community.

3. Investigation. A member of the Board of Trustees, committee member or representative of the management company shall investigate the complaint to determine whether there is reasonable cause to believe that a violation has occurred.

4. Initial Violation Notice/First Notification. The Association will send a written notice describing the violation to the Lot Owner and/or tenant, instructing them to correct the violation or respond within a maximum of ten (10) days. If a response is requested, the Lot Owner shall respond in writing utilizing the form attached hereto as Appendix C. If a violation is not corrected within the amount of days detailed in the letter, or if the Lot Owner has not contacted

the Board of Trustees concerning the violation, the Board of Trustees will proceed further with the enforcement procedures.

5. Second Notification. If no response or correction concerning the violation is performed within the amount of days of the written warning, a letter will be sent to the Lot Owner and a \$100 fine will be assessed to the Lot Owner.

6. Third Notification. If no correction or response is made by Lot Owner within thirty days after the second notification, another letter will be sent to the Lot Owner, and a \$250 fine will be assessed to the Lot Owner.

If after the third offense the situation has not been resolved, the Board of Trustees has the authority, as established by the Declaration and Bylaws, to initiate any or all corrective action which may be at the Lot Owner's expense. Thus, it would be to the Lot Owner's benefit to abide by the Rules and Regulations.

7. Fines and Penalties. Depending upon the seriousness of the violation, the Board of Trustees has the right to impose larger fines if the violation or problem disregards the safety of the residents, is in complete disregard of the Association and adjoining neighbors, and/or in violation of the Declaration or Township ordinances. Depending upon the seriousness of the violation, the fine could either be enacted for each incident or a fine charged for each day that the violation remains uncorrected. The penalties for the Lot Owner could include loss of Association privileges. The Board of Trustees has full authority in establishing the amount of fines and loss of privilege penalties. The amount assessed is due upon receipt of the notice.

If the situation persists after the third notice, fines in the amount of (\$250) Two Hundred Fifty Dollars will be assessed to the Lot Owner's account every thirty days.

8. Hearing. All Association Lot Owners and tenants shall have the right to a hearing, which could either be conducted by a committee responsible for Rules and Regulations enforcement or by the Board of Trustees. If a hearing is conducted by a committee, the Lot Owner or tenant may appeal the committee's decision to the Board of Trustees. Any decision made by the Board of Trustees is final.

9. Noncompliance. In the event that a Lot Owner or tenant does not comply with the violation notice and/or does not pay the amount assessed by the Association, the Board of Trustees may file legal action against the Lot Owner for collection of the fines and compliance with the Declaration, Bylaws, and Rules and Regulations. Any expense associated with legal action and the collection of fines incurred by the Association shall be added to the complaint and become the responsibility of the Lot Owner to pay. If a judgment awarded by the court remains unpaid, the Board of Trustees may place a lien for the amount of the judgment, plus costs, against the Lot Owner's property.

SECTION 10. Restrictions and Covenants Applicable to the Property.

In order to preserve the character of the residential community and for the protection of the value of the Lots therein, the Developer hereby declares that the Property shall be subject to all covenants, easements and restrictions of record and to the following restrictions and covenants all of which shall run with the land:

(a) There shall be no obstruction of access to any Common Property, the use of which, if any, shall be in accordance with the Rules and Regulations promulgated by the Board.

(b) The Developer and the Builder shall have the right to display signs for promotional, sales, exhibit and administrative purposes upon any portion of the Common Property or any Lot owned by it. Additionally, the Developer and the Builder shall have the right to place permanent signs and project identification markers on certain Lots chosen by the Developer or the Builder prior to the sale of those Lots. The Developer and the Builder shall also have the right to install fencing and walls on the Lots at sites chosen by the Developer or the Builder. No Lot Owner (other than the Developer and the Builder) or tenant or other person on the Property shall remove, alter, change, interfere with or tamper with, in any way, said signs and project identification markers, walls or fences on Common Property or in the Community and installed by the Developer or the Builder, which shall be maintained in good condition by the Association. The cost of such maintenance shall be treated as a Common Expense Assessment, and paid as provided by this Declaration and the By-Laws of the Association.

(c) No vehicle larger than a panel truck, bearing a commercial license plate, mobile home, recreational vehicle, boat or other watercraft, boat trailer or the like, nor any unlicensed, inoperative, unused or disabled vehicle of any type shall be parked within any part of the Community, without the prior written approval of the Board of Trustees, except those vehicles temporarily within the Community for the purpose of servicing the Common Property or one of the Lots subject to the Rules and Regulations of the Association. Notwithstanding the foregoing,

these restrictions shall not apply to the Developer or any Builder in the course of their construction and development of the Property, and shall not impair the Developer and any Builder's rights, as set forth in this Declaration.

(d) No Lot or Home located thereon may be rented for a term of less than one year by a Lot Owner or otherwise utilized for hotel or transient purposes, the foregoing to be evidenced by (i) rental payments for any period less than one year, (ii) any rental if the occupants of the Home are provided customary hotel services, such as room service for food and beverages, maid service, furnishings, laundry, linen, and bellboy service. Despite the foregoing, the Developer and the Builder may rent a Home for a period of less than one year. Additionally, a lender in possession of a Lot following a default in a mortgage, or by virtue of a foreclosure proceeding, or by any deed or other arrangement in lieu of foreclosure, may lease a Home regardless of the restrictions set forth in this paragraph. Notwithstanding the foregoing, neither the Developer, the Builder nor a lender in possession of a Lot may lease a Lot for periods of less than thirty (30) days. No Lot Owner may lease less than his entire Lot.

(e) Subject to the foregoing limitations, any Lot Owner shall have the right to lease his Lot provided that said lease is in writing and made subject to all provisions of this Declaration, including, but not limited to, the By-Laws and other documents referred to herein, including the right of amendment reserved to the Developer, and provided further that any failure of the lessee to fully comply with the terms and conditions of such documents shall constitute a default under the lease. No leasing shall, however, relieve a Lot Owner from his obligations hereunder and he shall remain primarily responsible therefore. In the event a tenant of a Lot Owner fails to comply with the provisions of the Governing Documents, then, in addition to all other remedies which it may have, the Association shall notify the Lot Owner of such violations and demand that the same be remedied through the Lot Owner's efforts within 30 days after such notice. If such violations are not remedied within said 30 day period, then the Lot Owner shall immediately thereafter, at his sole cost and expense, institute and diligently prosecute an eviction action against his tenant on account of such violations. In the event the Lot Owner fails to fulfill the foregoing obligation, then the Board shall have the right, but not the duty to institute and prosecute such action as attorney in fact for the Lot Owner and at the Lot Owner's sole cost and expense, including all legal fees incurred. Said costs and expenses shall be due and payable upon demand by the Association and shall be deemed to constitute a lien on the particular Lot involved, and collection thereof may be enforced by the Board in the same manner as the Board is entitled to enforce collection of Common Expense Assessments. By acceptance of a deed to any Lot, each and every Lot Owner does thereby automatically and irrevocably name, constitute, appoint and confirm the Board as his attorney in fact for the purposes described in this subparagraph.

(f) No Lot except those Lots owned by the Developer or the Builder and used by it as sales offices, administrative and construction offices or models shall be used except for residential purposes.

(g) No building or other structure or improvement shall be commenced, erected or maintained upon any Lot within the Property, nor shall any exterior addition to or change (including change of external color scheme) or alteration be made to any Home nor any storm doors be installed until the plans and/or specifications showing the nature, kind, shape, height,

materials, exterior colors and location of same shall have been submitted by mail to, and approved, without conditions, in writing, as to the harmony of external design and location in relation to surrounding structures and topography by the Board. All replacement and repair of exterior items shall be of the same material, if available, or as near as possible to the same material, as determined by the Association. In the event the Board fails to act on such application within 30 days after said plans and specifications have been submitted to it, approval shall be deemed to have been denied. All applications to any municipal authority for a permit to make an addition, alteration or improvement on any Lot or to a Home must first be reviewed by the Board and approved. Any such application must be executed by the Association and then may be submitted to the municipal agency by the Lot Owner. All such approvals by the Association shall not be deemed to incur any liability on the part of the Association to any contractor, subcontractor, or materialman on account of any addition, alteration or improvement, or to any person having any claim for injury to person or damage to property arising therefrom. The Lot Owner shall promptly furnish the Association with a copy of any such permit which he has procured. In the event a Lot Owner fails to replace an exterior item or structure when required, in the Association's sole discretion, the Association, upon 15 days written notice to the Lot Owner, may repair the item and charge the Lot Owner for the reasonable cost of the replacement or repair.

While the Developer owns a Lot in the Community, all applications to the Board must also be submitted to the Developer and any Builder and approved by the Developer and any Builder, in their sole discretion.

The provisions of this section shall not apply to Lots owned by the Developer or any Builder and to be developed in conjunction with the development of the Property. Nothing contained in this section shall prevent the reasonable adaptation of a Lot and Home for persons with disabilities.

(h) Any and all Homes constructed or erected upon any Lot(s) shall be of a quality of workmanship and materials substantially the same or better than those constructed or erected thereon by the Developer or the Builder.

(i) No noxious or offensive activity shall be performed upon any Lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to adjacent Lot Owners or other Lot Owners within the Property.

(j) No structure of a temporary character, whether manufactured or constructed, shall be built or used on any Lot at any time.

(k) No permanent flag poles may be erected or placed on any Lot. Lot Owners may place up to two mounting brackets on a Home's porch for the purpose of displaying flags.

(l) Except to the extent such restriction is limited by applicable law or otherwise permitted in this Declaration, no sign, banner, billboard or advertisement of any kind, including, without limitation, informational signs, and those of contractors and subcontractors, shall be erected within any Lot, without the prior written consent of the Board. If permission is granted to any Owner to erect a sign within any Lot, the Board reserves the right to restrict the size, shape, color, lettering, height, material and location of the sign, or in the alternative, provide the Owner

with a sign to be used for such purposes. No sign shall be nailed or otherwise attached to trees. Owners may not erect any sign on a Home. The display of "For Sale" signs is prohibited until the last Home is sold by the Developer or the Builder, except if done so by the Developer or the Builder.

(m) Unless otherwise approved by the Board, no animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot except that no more than a total of two birds and two domestic , or two cats, or one dog and one cat may be kept by an Owner in his or her respective Lot, provided however, that they are not kept, bred or maintained for any commercial purpose. Whenever such animals are taken outside of the Lot, same must, at all times, be accompanied on a leash by a Lot Owner or contained within a cage. All household pets must be kept in accordance with all Rules and Regulations of the Association. No outside animal pens, runs or yards are permitted. So long as same are not bred for a commercial purpose, there is no limit to the number of fish which may be kept on any Lot. All pet excrement shall be removed promptly from the Lots and Common Property by the respective pet owners.

(n) No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall be kept in sanitary containers. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition, and in accordance with any applicable ordinances of the Township of Mt. Laurel.

(o) No individual water supply system or sewerage disposal system shall be permitted on any Lot and each Home shall be connected to the public water supply and sewerage disposal system provided in the area.

(p) Each Lot Owner, tenant or occupant of a Lot shall be prohibited from utilizing or installing air conditioning units through exterior modifications of the Homes or through window openings. The only air conditioning units that shall be permitted are those units which are considered central in nature and installed on a slab outside of the actual residential structure.

(q) Except to the extent such restriction is limited by applicable law, or as otherwise permitted by the Rules and Regulations of the Association, no television broadcast antenna of any size or masts of any size attached to any antenna may be erected. No satellite dishes larger than one meter may be placed on the Lot or Home. Lot Owners must apply to the Board and receive approval as to the location of such satellite dish (unless otherwise permitted by the Rules and Regulations of the Association).

(r) Each Lot Owner and tenant thereof shall maintain his or her Lot in a safe, clean and sanitary manner, in good order and repair and in accordance with all those covenants, conditions, restrictions, rules and regulations as may apply to each Lot. In the event that a Lot is not so maintained, the Association shall have the right to enter upon the Lot to maintain the same, after giving the Lot Owner at least 15 days written notice, to cure any maintenance problems or deficiencies, including the maintenance and upkeep of the individual Lot. The cost of such work shall be assessed against the Lot upon which the services are performed and shall be due and shall become a part of the Common Expense Assessment levied upon such Lot, and as such shall be a lien and obligation of the Lot Owner as provided herein, except that payment for any work performed pursuant to this Section shall be due upon presentation to the Lot Owner, by notice of

the Association's invoice therefore. The Association shall have the right to establish Rules and Regulations governing the exterior maintenance of any Home or Lot.

(s) Lot Owners shall, at all times, maintain broad form or blanket insurance against loss by fire, lightning, storm and other risks normally included within all-risk extended coverage, including vandalism and malicious mischief insuring all Lots and insuring any mortgage holder who has requested to be named as a loss payee, as their respective interests may appear, in an amount equal to the full replacement value of the Lot and Home (exclusive of foundations and footings and other items normally excluded from coverage), without deduction for depreciation. Each Lot Owner shall be required to submit proof of the foregoing insurance to the Association at the time of acquisition of the Lot and Home and at the time of each policy's renewal. Each Lot Owner shall be required to repair, rebuild or replace with new materials of like size, kind and quality as such property had been prior to its damage or destruction by fire or other casualty.

(t) No basketball hoops or other sports equipment may be permanently erected or placed on the Lots.

(u) No buildings or other structures not related to stormwater management shall be erected, relocated or maintained within the basin or basin areas located on the Property, the basins shall be for drainage purposes only, and the basins shall not be neglected, adversely altered, or removed for any reason.

(v) No artificial grass, plants, other artificial vegetation, or alternative ground cover, such as decorative stone, impervious material, gravel or other similar landscaping material, shall be placed or maintained upon the exterior portion of any Lot, unless part of the initial installation by the Developer or the Builder.

(w) No refuse pile or unsightly objects shall be allowed to be placed, remain, or accumulate on any Lot. In the event that any Lot Owner fails or refuses to keep his Lot free of refuse piles or other objects, the Association may enter upon any Lot and remove the same at the sole cost and expense of the Lot Owner.

(x) No clothes, sheets, blankets, laundry of any kind or any other articles shall be hung out or exposed on the Common Property or any part of a Lot, nor shall anything be hung, painted or displayed on the outside walls or outside surfaces of any of the Homes. The display or use of items visible in the interior of any Home from the exterior thereof is subject to the Rules and Regulations of the Association. Despite the foregoing, Developer shall have the right to display signs for promotional, sales, exhibits and administrative purposes upon any portion of the Common Property or upon any Lot owned by it.

(y) The Board shall have the power to make such Rules and Regulations as may be necessary to carry out the intent of these restrictions, and shall have the right to bring lawsuits to enforce the Rules and Regulations promulgated by it. The Board shall further have the right to levy fines for violations of such Rules and Regulations or the provisions of this Declaration or the By-Laws, provided that the fine for a single violation may not, under any circumstances exceed \$500.00. For each day a violation continues after notice it may be considered a separate violation. Any fine so levied shall be considered as an assessment levied against a particular Lot Owner

involved, and collection may be enforced by the Board in the same manner as the Board is entitled to enforce collection of other assessments. Fines may be levied against a Lot Owner's tenant, and the Lot Owner shall be jointly and severally liable with his tenant for the payment of same. In the event the Association institutes legal action for the collection of any fines, then the Lot Owner shall be responsible for payment of reasonable attorney's fees of the Association plus interest and costs of suit.

(z) No garage space within a Home may be converted to living space. All garages must be kept clean and maintained so as to always allow the storage of vehicles.

(aa) No lofts within a Home may be converted to a bedroom. This provision shall not be amended without the approval of the Township of Mount Laurel.

(bb) Except as otherwise set forth in this Declaration, Lot Owners shall be responsible, at their sole cost and expense, for the maintenance, repair and replacement of all components of the Home and improvements on the Lot.