

**HOUSE ADMINISTRATION RULES
THE MAPLES AT LINCOLN PEAK
SUGARBUSH, WARREN, VERMONT**

The following House Administration Rules, adopted by the Declarant of The Maples at Lincoln Peak ("the Association") on the date below become effective as of July 1, 2005.

USE OF UNITS AND CONDUCT OF UNIT OWNERS AND OCCUPANTS

1. Unit owners must pay all installments of annual assessments no later than 30 days after the first day of the month in which they become due.
2. Unit owners are responsible for making occupants of their units, whether tenants or guests, aware of these rules. Occupants of any unit shall comply with these rules.
3. No unit may be used for business or commercial purposes or for any other use not compatible with residential living, nor may illegal or offensive activities take place in any unit or in any other part of the condominium property.
4. No person may do or permit anyone else to do anything that would interfere with the rights, comforts, or conveniences of other persons, or would injure or scar any part of the condominium property or vegetation upon it.
5. Each unit and apparent common areas must be kept clean and free of unsightly, offensive, or dangerous objects. Balconies, patios, and decks may contain only patio furniture, plants or planters, and barbeque grills.
6. No dirt or dust may be swept, thrown, or shaken from any door, window, balcony, or vestibule.
7. No outside burning of trash, garbage or refuse is allowed. All trash, garbage and refuse shall be properly bagged and sealed and discarded in provided dumpsters.
8. Unit owners and occupants are responsible for maintaining adequate temperature to prevent their units from freezing. Thermostats may be left no lower than 55 degrees when the unit is unoccupied and windows and doors must not be left open. The kitchen and bath sink cabinets should be left open.
9. Vehicles may be parked only in areas provided for that purpose. Vehicles parked in other areas may be towed away at the owner's expense. No vehicle may be driven in any parking area or driveway at a speed greater than 15 miles per hour. Parking areas and driveways may be used only for access and parking. Vehicles that are unregistered, uninspected, or inoperable may not be parked on the premises. If after written warning to the Unit Owners, such vehicle is not removed from the Property, the Board may have the vehicle towed away without incurring any liability to the owner of the vehicle. Unit owners, occupants, and guests must comply with snow removal procedures, which may require that vehicles be temporarily relocated to ensure proper snow removal. During the

winter, no more than two vehicles may be kept overnight on the premises by the occupants of a single unit.

Campers, Commercial vehicles and construction equipment or any other equipment of like kind are not to be parked on the Property. Boats and recreational vehicles may be parked on the Property with the prior written consent of the Board.

Tools, sporting goods, bicycles or other personal articles and equipment must be kept within the Unit or carports, and shall not be stored or left in any of the common areas or facilities.

10. No person may cause or permit any unusual or objectionable noises or odors to be produced in or emanate from any unit.
11. Volume of radios, televisions, musical instruments and the like must at all times be kept at a sound level that will not disturb others. There may be no excessive loud noise between the hours of 11:00 p.m. and 7:00 a.m.
12. No contractor or workman may do any work in any unit between the hours of 6:00 p.m. and 8:00 a.m. on weekdays, or at any time on Saturdays, Sundays, or legal holidays, without prior written consent of the Board.
13. Only unit owners and tenants are allowed to have domestic house pets on the premises. No more than two pets are allowed without prior written approval of the Board. Pets must at all times be under the supervision and in sight of the owners and must not become offensive to others. Cats may not be allowed to roam loose on the property and shall be removed from the property if allowed to do so. The Board may, in its discretion, require that any individual pet be kept indoors. Unit owners are responsible for the proper disposal of the droppings of their pets. No animals or reptiles of any kind shall be raised or bred in any unit.
14. No person may allow dogs or cats in their possession or control to run at large on condominium property, or to allow such animals to disturb the comfort and repose of persons in the vicinity by frequent, uninterrupted, or continuous barking or howling. However, upon the request of any unit owner, the Board of Directors may allow the installation and use of an invisible fence for the containment of no more than two domestic pets upon conditions and terms as they deem appropriate. Such fencing shall be located adjacent to such owner's unit and shall be located in the rear of such unit. If the Board of Directors determines that such fencing and the containment of pets has become a nuisance and is interfering with the quiet enjoyment of other unit owners, they shall order the removal of such fencing.
15. No person may alter a unit in any way that may affect the exterior of the building or the view thereof without the prior written consent of the Board. The outward architectural appearance of any unit may not be changed in any way, including the attachment of any article or the installation of any exterior shade, awning, window guard, ventilator, or air conditioning device, without the prior written consent of the Board. No outside antennae or satellite dishes may be installed or maintained without approval of the Board. Outside

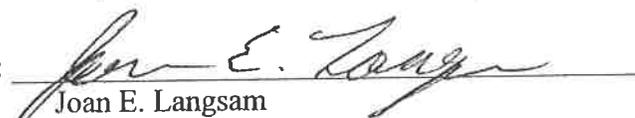
clothes lines or other outside clothes drying devices are not permitted on the property. Through window air conditioners are not permitted.

16. No sign, notice, advertisement, flag, banner or the like shall be inscribed or exposed on or at any window, door, or any part of the building without the prior written consent of the Board.
17. No machinery or equipment except household appliances shall be installed or operated in any building or unit and no person shall bring into any unit any fireworks, explosives or the like.
18. No gas heaters, gas hot water heaters, or other gas appliances may be installed without the prior written consent of the Board unless they appear on the list of makes and models pre-approved by the Board. In either case, the management company must be advised before any such appliances are installed. Only contractors certified to install such gas appliances may do so.
19. No person may prune any tree or shrub or otherwise repair, maintain, or change any part of the common elements without the prior written consent of the Board.
20. Any damage to any common element or to any other unit caused by any person must be paid for by the owner of the unit with which that person is affiliated.
21. Unit owners, not the management company or the Association, are responsible for responding to occupants of their units who lose their keys.
22. Unit owners must use the Association's master key system if they wish to have their locks changed. Unit owners must contact the management company to obtain information on the current locksmith.
23. Unit owners must maintain fire alarms and fire extinguishers in operating condition.

Dated this 1st day of July, 2005.

**THE MAPLES AT LINCOLN PEAK
CONDOMINIUM ASSOCIATION**
Declarant - F & J, Inc.

By:


Joan E. Langsam
Its Duly Authorized Agent

STATE OF VERMONT
WASHINGTON COUNTY, ss.

At Montpelier in said County and State on this 1st day of July, 2005 personally appeared before me Joan E. Langsam, President of F & J, Inc. and duly authorized agent for the Declarant