

LANDINGS HOMEOWNERS ASSOCIATION – RULES & REGULATIONS

It is the responsibility of The Landings Homeowners Association, Inc. (the “Association”) to work towards maintaining and improving the appearance and safety of our community, as spelled out in our rules and in the Declaration of Restrictions. Your familiarity with and observance of the restrictions and rules below will help in providing the kind of pleasant and beautiful neighborhood that attracted all of us to the Landings. In addition, each resident is required to comply with the Rules and Regulations of The Landings Management Association (the “LMA”).

Every new owner automatically becomes a member of the Association and is obligated to pay membership assessments. Notice of the annual maintenance assessment is sent to each owner as listed in the records of the Association by December 1 of the prior year and becomes delinquent if not paid by January 15th of the year. Failure to receive these notices does not excuse late payment. If a notice is not received, it is up to the owner to contact the Association to ascertain the amount payable. Delinquent payments are subject to late charges, interest and, after January 31, legal or collection fees and charges.

It is the buyer’s responsibility to see that the Association receives notification of closing as soon as title passes. Until it is received, the seller’s name and address remains on the Association’s records as the owner, and any assessment notice or other communication from the Association may never reach the buyer.

VEHICLE ACCESS

Please refer to the LMA’s Rules and Regulations for obtaining resident vehicle access to The Landings.

EXTERIOR CONSTRUCTION AND MAINTENANCE

Installation of fences, hedges, and walls require prior approval by the Association. Any structural improvement, or exterior repainting of the house in a different color, must have architectural review and approval of the Board.

SIGNS

No private signs of any kind shall be displayed to public view, except that owners may display a sign of reasonable size provided by a contractor for security services within 10 feet of any entrance to the home.

LANDSCAPING

Landscaping may not obstruct vision of drivers at corners; sprinkler systems are to be maintained in operating condition and used as needed. Consent of the Association is required for cutting down any tree having a diameter of 4 inches or more at 4 feet above the ground and may require the planting of a replacement shade tree. All landscape changes must have prior approval. All owners shall maintain their hedges, plants, lawns and shrubs in a neat and trim condition at all times. No parking on grass anywhere in The Landings.

LHA RULES & REGULATIONS (cont'd)

PETS

Pet owners must clean up after them. Pets must be under an owners control at all times.

CHILDREN'S TOYS.

Owners with young children must not allow toys, games, or bicycles to litter or remain unattended on front lawns, driveways, streets or other common areas.

ASSESSMENTS

The Association fee for calendar year 2007 is \$50.00 per year. The LMA has an annual maintenance fee of \$1,106.00 per year for 2007. Both are payable on or before January 1, 2007.

The Association reserves the right to issue special assessments if so required. Any fee or special assessment not paid on or before the date due is subject to a late charge plus interest charges at the maximum legal rate. Amounts remaining unpaid after thirty (30) days are subject to additional legal and/or collection fees and recovery of other costs.

NUISANCE COMPLAINTS

The Association favors an amicable resolution of any complaint of an annoyance or nuisance under Article V, section 6 of the Declaration of Restrictions. When such complaint is originated by the Board of Directors, the Chairman of the Covenants Enforcement Committee or other appropriate person will be designated to make personal contact with the responsible person or persons and try to obtain a voluntary agreement of compliance. If a complaint is brought to the Board, a similarly designated person will endeavor to reconcile and resolve the complaint by direct contact with the parties involved. A complaint will be deemed resolved when the terms have been reduced to writing, signed by all parties and filed with the Board of Directors.

In cases where homeowners refuse to comply with the deed restrictions, the Association, after a proper hearing, can impose fines up to \$100.00 per day for each violation to a maximum of \$2,500.00.

ENFORCEMENT

If a homeowner fails to comply with these requirements, the Association is empowered to take remedial action and to lien the property for the costs of such remediation. The owner and property may become liable also for late charges, interest, attorney fees and costs of suit.

LANDINGS RACQUET CLUB (Applicable only if the seller is a member)

Membership in the Club will pass automatically to the buyer of a condominium unit or single home. However, if at the time of transfer of ownership of a class C members' property, the successor owner relinquishes the right of membership by a release accepted by the LRC Board of Directors and the member concurrently notifies the Board of Directors of another unit or lot in the Landings North owned by the member, the member may retain the membership of such other unit or lot. Buyers should contact the Pro Shop

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to request the Club's form for recording their membership and obtaining a membership number. Any questions pertaining to this subject should be addressed to the Landings Racquet Club Manager. Renters of a condominium unit or a single home should also contact the Pro Shop, if the owner is a member of the Club, and provide information necessary to allow the renter's use of the membership for the term of the lease.

LEASING OF HOMES

Homes may be rented or leased provided that the owner and tenant complete a Tenancy Application and forward it to the Board of Directors with an application fee of \$100.00. The Board may require an interview with the proposed tenant and has up to thirty (30) days to take action on the application.