

PUBLIC OFFERING STATEMENT

**EXHIBIT C
RULES
OF
HUNTER'S CHASE
AT LITCHFIELD ASSOCIATION, INC.**

(Note: Terms initial capitalized terms are defined in Article I of the Declaration.)

The following Rules apply to all owners and occupants of Home Sites.

ARTICLE I

Use of Home Sites Affecting the Common Elements

Section 1.1 – No Commercial Use. Except for those activities conducted as a part of the marketing and development program of the Declarant, no industry, business, trade or commercial activities, other than home professional pursuits without employees, public visits or nonresidential storage, mail, or other use of a Home Site, shall be conducted, maintained or permitted on any part of the Common Interest Community, nor shall any signs, window displays or advertising except for a name plate or sign not exceeding nine (9) square inches in area, on the main door to each Home Site be maintained or permitted on any part of the Common Elements or any Home Site, nor shall any Home Site be used or rented for transient, hotel or motel purposes.

Section 1.2 - Trash. No storage of trash will be permitted in or outside any Home Site in such manner as to permit the spread of fire or encouragement of vermin.

Section 1.3 - Displays Outside of Home Sites. Home Site Owners shall not cause or permit anything other than curtains and conventional draperies, and holiday decorations to be hung, displayed or exposed at or on the outside of windows, and no clothes, sheets, blankets, laundry or any other kind of articles other than holiday decorations on doors only, shall be hung out of a building or exposed or placed on the outside walls, doors of a building or on trees, and no sign, awning, canopy, shutter or antenna shall be affixed to or placed upon the exterior walls or doors, roof or any part thereof or exposed on or at any window, without the prior consent of the Executive Board or such committee established by the Executive Board having jurisdiction over such matters, if any, and as provided for in Section 13.1 of the Declaration.

Section 1.4 - Cleanliness. Each Home Site Owner shall keep his or her Home Site in a good state of preservation and cleanliness.

ARTICLE II

Use of Common Elements

Section 2.1 - Obstructions. There shall be no obstruction of the Common Elements, nor shall anything be stored outside of the Home Sites without the prior consent of the Executive Board except as hereinafter expressly provided.

Section 2.2 - Trash. No garbage cans or trash barrels shall be placed outside the Home Sites. No accumulation of rubbish, debris or unsightly materials shall be permitted in the Common Elements, except in designated trash storage containers, nor shall any rugs or mops be shaken or hung from or on any of the windows, doors, balconies, patios or terraces.

Section 2.3 - Proper Use. Common Elements shall be used only for the purposes for which they were designed. No person shall commit waste on the Common Elements or interfere with their proper use by others, or commit any nuisances, vandalism, boisterous or improper behavior on the Common Elements which interferes with, or limits the enjoyment of the Common Elements by others.

Section 2.4 - Alterations, Additions or Improvements to Common Elements. No alterations, additions or improvements may be made to the Common Elements without the prior written consent of the Executive Board or such committee established by the Executive Board having jurisdiction over such matters, if any.

Section 2.5 - Mailboxes. The Regulations of the United States Postal Service will govern the use of all mailboxes.

ARTICLE III

Actions of Owners and Occupants

Section 3.1 - Annoyance or Nuisance. No noxious, offensive, dangerous or unsafe activity shall be carried on in any Home Site, or the Common Elements, nor shall anything be done therein either willfully or negligently, which may be or become an annoyance or nuisance to the other Home Site Owners or occupants. No Home Site Owner or occupant shall make or permit any disturbing noises by himself or herself, his or her family, servants, employees, agents, visitors and licensees, nor do or permit anything to be done by such persons that will interfere with the rights, comforts or convenience of other Home Site Owners or occupants. No Home Site Owner or occupant shall play, or suffer to be played, any musical instrument or operate or suffer to be operated a phonograph, television set or radio at such high volume or in such other manner that it shall cause unreasonable disturbances to other Home Site Owners or occupants.

Section 3.2 - Compliance With Law. No immoral, improper, offensive or unlawful use may be made of the Property and Home Site Owners shall comply with and conform to all applicable laws and regulations of the United States and of the State of Connecticut, and all ordinances, rules and regulations of the Town of Litchfield and the City of Torrington. The violating Home Site Owner shall hold the Association and other Home Site Owners harmless from all fines, penalties, costs and prosecutions for the violation thereof or noncompliance therewith.

Section 3.3 - Structures in Common Elements. Subject to the provisions of Article X of the Declaration, no plantings, gardens, structures, barbecues, furniture, swing sets, or other objects may be planted, erected or placed by any Home Site Owner or occupant on the Home Site or the Common Elements.

Section 3.4 - Indemnification for Actions of Others. Home Site Owners shall hold the Association and other Home Site Owners and occupants harmless for the actions of their children, tenants, guests, pets, servants, employees, agents, invitees or licensees.

Section 3.5 - Employees of Management. No Home Site Owner shall send any employee of the Manager out of the Property on any private business of the Home Site Owner, nor shall any employee be used for the individual benefit of the Home Site Owner, unless in the pursuit of the mutual benefit of all Home Site Owners, or pursuant to the provision of special services for a fee to be paid to the Association.

ARTICLE IV

Insurance

Section 4.1 - Increase in Rating. Nothing shall be done or kept on the Property which will increase the rate of insurance on any of the buildings, or contents thereof, without the prior written consent of the Executive Board. No Home Site Owner shall permit anything to be done, or kept on the Property which will result in the cancellation of insurance coverage on any of the buildings, or contents thereof, or which would be in violation of any law.

Section 4.2 - Rules of Insurance. Home Site Owners and occupants shall comply with the Rules and Regulations of the New England Fire Rating Association and with the rules and regulations contained in any fire and liability insurance policy on the Property.

Section 4.3 - Reports of Damage. Damage by fire or accident affecting the Property, and persons injured by or responsible for any damage, fire or accident must be promptly reported to the Manager or a Director by any person having knowledge thereof.

ARTICLE V

Motor Vehicles

Section 5.1 - Compliance with Law. All persons will comply with Connecticut State Laws, Department of Motor Vehicle regulations, and applicable local ordinances, on the roads, drives and Property.

Section 5.2 - Limitations on Use. Any parking spaces located on the common elements are intended primarily for visitor parking. No Home Site Owner or occupant of a Home Site may park a motor vehicle on the common elements until he or she has parked one motor vehicle in each bay of the garage located on the Home Site and one motor vehicle in the driveway located in front of the garage on the Home Site.

Section 5.3 - Speed Limit. The speed limit on all roads and drives within the Property shall be fifteen miles per hour.

Section 5.4 - Snowmobiles, Off Road and Unlicensed or Immobile Vehicles.

Snowmobiles, motor scooters, mini bikes, off road vehicles including trail bikes, SUV's, ATV's and other four wheel drive vehicles not used in maintenance are prohibited, except where licensed and equipped for passage on public highways, and actually used by licensed drivers on the paved portions of the property. Except for motor assisted bicycles and wheel chairs as permitted by state law, all highway vehicles used or parked on the Property will be licensed and properly equipped and in operating condition for safe travel on the public highways of the state. Except for temporary repairs not involving immobility in excess of ten hours, highway vehicles will not be disassembled, repaired, rebuilt, painted or constructed outside of garages on the Property.

Section 5.5 - Limited Use of Certain Vehicles. The following types of vehicles are prohibited from all portions of the Property, except the garages, in excess of four out of any consecutive twenty-four hours, except when making deliveries, loading or unloading, or providing services to Home Sites or Common Elements. The prohibition contained in this Section shall not apply to vehicles belonging to the Declarant or the Association or to vendors or contractors engaged by the Declarant or the Association.

- (a) Vehicles carrying a sign advertising a business.
- (b) Vehicles having a capacity of one ton.
- (c) Vehicles having more than four single-tired wheels.
- (d) Campers of any kind.
- (e) Trailers of any kind.

Section 5.6 - No Parking Areas. Vehicles may not be parked in such manner as to block access to Home Sites, garages, fire hydrants, sidewalks running perpendicular to drives, pedestrian crossing areas, designated fire lanes, or clear two lane passage by vehicles on roads and drives. Vehicles in violation will be towed after reasonable efforts to contact the person, Home Site Owner or occupant to whom the vehicle is registered. In addition a Twenty-Five Dollar (\$25) per day fine may be levied against the person, Home Site Owner or occupant to whom the vehicle is registered, following Notice and Hearing, for the period that the vehicle violates these rules, unless at such hearing good and valid reasons are given for such violation.

ARTICLE VI
Rights of Declarant

The Declarant may make such use of the unsold Home Sites and Common Elements as may facilitate completion and sale of the Common Interest Community including, but not limited to, maintenance of a sales office, the showing of the Common Elements and unsold Home Sites, the display of signs, the use of vehicles, and the storage of materials. Interference with workmen

or with buildings under construction is prohibited. Entrance into construction or Declarant's restricted areas will be only with representatives of the Declarant.

ARTICLE VII

General Administrative Rules

Section 7.1 - Consent in Writing. Any consent or approval required by these Rules must be obtained in writing prior to undertaking the action to which it refers.

Section 7.2 - Complaint. Any formal complaint regarding the management of the Property or regarding actions of other Home Site Owners shall be made in writing to the Executive Board or an appropriate committee.

ARTICLE VIII

General Recreation Rules

Section 8.1 - Limited to Occupants and Guests. Passive recreational facilities, open space and woodland within the Common Elements are limited to the use of Home Site Owners, their tenants and invited guests, subject to the provisions of Article X of the Declaration, the Conservation Easement in favor of the Town of Litchfield and the requirements of the Litchfield Inland Wetlands Commission. All facilities are used at the risk and responsibility of the user, and the user shall hold the Association harmless from damage or claims by virtue of such use.

Section 8.2 - Boisterous Behavior Prohibited. Boisterous, rough or dangerous activities or behavior, which unreasonably interfere with the permitted use of facilities by others, is prohibited.

Section 8.3 - Reserved Areas. Specific portions of woodland or open space facilities, or specific times of recreational schedules may be reserved, or priority given, to certain age groups. Such reservations and scheduling shall be done by management personnel, and shall be effective after publication in the newsletter.

Section 8.4 - Ejectment for Violation. Home Site Owners, occupants, guests and tenants may be summarily ejected from a recreational facility by management personnel in the event of violation of these regulations within a facility, and suspended from the use until the time for Notice and Hearing concerning such violation and, thereafter suspended for the period established following such Hearing.

Section 8.5 - Proper Use. Recreational facilities will be used for the purposes for which they were designed. Recreational areas, equipment, and surrounding areas shall be properly used, and may not be abused, overcrowded, vandalized or operated in such a way as to prevent or interfere with permitted play or use by others. Rules of safety promulgated by nationally recognized organizations regulating play of a game or sport for which a facility is designed will be followed, and where appropriate, customary safety equipment will be worn and used.

ARTICLE IX Swimming Pool

Section 9.1 - Regulation of Department of Health. Regulations required by the Connecticut State Department of Health shall be included by reference.

Section 9.2 - Bathe before Entry. All persons shall bathe with warm water and soap before entering the pool.

Section 9.3 - Diseased Persons. Any person known or suspected of having a communicable disease shall not use the pool.

Section 9.4 - Spitting or Blowing Nose. Spitting or blowing the nose in the swimming pool is prohibited.

Section 9.5 - Boisterous Play. Running and boisterous or rough play (except supervised water sports) is prohibited.

Section 9.6 - Limitation on Number of Guests. Except by prior arrangement with the manager, the number of guests of one Home Site Owner at any time may not exceed four.

Section 9.7 - Hours. Swimming pool hours during the season shall be determined by the Executive Board. The season shall be determined by the Executive Board depending on weather and the readiness and condition of the pool.

Section 9.8 - Pets, etc. Pets, glassware, underwater breathing apparatus, knives and dangerous equipment are prohibited from the pool area.

Section 9.9 - Supervisor's Authority. The pool supervisor, if any, and staff will maintain order and their requirements as to the enforcement of the regulations, maintenance of order, and enhancement of safety will be obeyed.

ARTICLE X Clubhouse

Section 10.1 - Use of Clubhouse. The clubhouse may be used only by residents and their invited guests when accompanied by a resident.

Section 10.2 - House Rules. The various facilities in the clubhouse may be used only in accordance with the rules posted for their use.

Section 10.3 - Cleaning and Damages. All persons using the clubhouse will clean up after themselves and their guests. Residents will be responsible for any damage done to the clubhouse by themselves, the members of their families and their guests.

Section 10.4 - Private Parties. Designated portions of the clubhouse may be reserved for private parties pursuant to a schedule of rental fees and deposits as established by the Executive Committee from time to time. All reservations must be made through the manager at least seven days in advance. The Owner or resident reserving the clubhouse shall be responsible:

- (a) for providing all required party facilities;
- (b) for seeing that all guests park their cars in accordance with applicable rules and parking regulations;
- (c) for seeing that the conduct of the party is such as to minimize disturbance to other residents; and
- (d) for seeing that the clubhouse is cleaned and made presentable within twelve hours of the end of the party.

Certified to be the initial rules adopted by the
Executive Board on its date of organization

Stuart Rosenstein
Secretary

Hunter's Chase at Litchfield

Rules & Regulations

1. Waste Pick-up.
 - a. Barrels or pickup items should not be put out before 5pm the night before scheduled pickup.
 - b. Barrels must be taken in before end of the day on the day of pickup.
 - c. If a holiday falls on Monday, pickup will be Tuesday (refer to collection company holiday schedule).
 - d. Christmas tree pickup only on a specific assigned day.
 - e. Non-traditional waste: arrangements must be made with the collection company.
2. Guest Use of the Facilities.

You may have four (4) non-family guests or your family as guests at the swimming pool. Four (4) guests only at the basketball court, and four (4) only at the health club. An adult unit household member must be with the guests at all times. Approval for additional guests must be obtained from the Property Manager.
3. Use of the Health Club.
 - a. Be sure to wipe down all equipment after usage.
 - b. Be sure to turn off all lights, the TV and cable box when finished with your workout.
4. Use of the Swimming Pool Area.
 - a. No diving.
 - b. No running.
 - c. Children must be accompanied by an adult.
 - d. No glass items in the pool area.
 - e. Chairs and other furniture to be returned to their original position when leaving the pool.
 - f. Any garbage must be taken with you.
 - g. Please close and lock the gate when leaving the pool area.
5. Gardens.
 - a. No Unit Owner may plant flowers or bushes.
6. Clubhouse.

Use of the clubhouse is by schedule only through the Property Manager or another member of the Executive Committee.
7. Driving through Hunter's Chase.

There are no speed limit signs, but you should not exceed 15 mph while on the property.
8. Dumping on Conservation Land.

The property behind the units on Hunter Drive is Conservation Land. No dumping of any material is permitted on that land.

Hunter's Chase at Litchfield

9. Pets.

You may have no more than two (2) dogs which must be leashed at all times. Dogs are to be walked away from front yard grassed areas, and you are responsible for picking up dog excrement. You may have four (4) indoor cats, but no outdoor cats.

10. Vehicles.

Any vehicle that is on the property overnight must be of a size that would be able to fit into a Hunter's Chase garage. No vehicle may have commercial signs on it if it is to be on this property overnight. No vehicle that is non-drivable may be parked outside.

11. Outside Lights.

Any outside lights of any size must be white lights only.

12. Exterior Decoration.

No signs, flags (other than the developer's) or ornaments may be posted or displayed in the Limited Common Elements.

13. Window Treatments.

Unit Owner's or Renter's window treatments visible on the outside of the Unit must be either white, light beige or a light cream color. This may be a liner if the treatment is a different color.

14. Clubhouse.

Use of the Clubhouse for a social or business event by any Unit Owner will require clearing the scheduled date through the Property Manager and a \$250.00 Security Deposit prior to the event. The deposit is to be made out to Hunter's Chase at Litchfield and sent to the Property Manager. The deposit will be returned after an inspection of the Clubhouse by the Property Manager shows that the Clubhouse has been properly cleaned and there has been no damage. Should the Clubhouse require cleaning or there has been any damage, cleaning or repairs will be made and the cost will be deducted from the Security Deposit.

15. Ballot Voting.

When a Ballot Vote (not a show of hands vote) is required by the Homeowners to ratify a proposal by the Executive Board, any initiative proposed by a Homeowner, or a vote for a new Executive Board, the process will be as follows:

Ballots will be provided by email from the Executive Board to each Homeowner to bring to a meeting called for that purpose or mailed directly to the Secretary.

- a. Those wishing to vote at the meeting will turn their ballots into the Secretary. There will be no identification on the ballot as to the voter's name. However, the Secretary will check off the Homeowner's name as the ballot is presented.

Continued...

Hunter's Chase at Litchfield

15. Cont.

b. Those wishing to vote by mail may send their ballot to the Secretary with the ballot in a separate unmarked envelope. The Secretary will check off the voter name from the return address, but the ballot will remain sealed until the votes are counted at the meeting.

c. The Secretary will announce the vote count at the meeting. Any Homeowner may request and review the count at the meeting, and all ballots will be held by the Secretary for one week after the meeting. The Secretary will destroy all ballots after one week.