

EXHIBIT C

RULES

OF

BRAEMAR ESTATES

A PLANNED COMMUNITY

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**RULES OF
BRAEMAR ESTATES, A PLANNED COMMUNITY**

Many terms used in these Rules are defined in Article I of the Declaration. The following Rules apply to all of the Unit Owners and occupants of Units 1-61 (the "Unit Owners").

**ARTICLE I
Use of Units Affecting the Common Elements**

Section 1.1 - Occupancy Restrictions. Unit Owners and occupants shall not violate the restrictions on use, occupancy and alienation of Units set forth in Article X of the Declaration, which are incorporated into these Rules.

Section 1.2 – 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 Unit, shall be conducted, maintained or permitted on any part of the Common Interest Community, nor shall any signs, window displays or advertising on the main door of each Unit be maintained or permitted on any part of the Common Elements or any Unit, nor shall any Unit be used or rented for transient, hotel or motel purposes, including but not limited to "Airbnb" and any other on-line transient rental services. "For Sale" signs not exceeding five square feet in area and in accordance with local zoning regulations may be posted at the entrance to the community, together with the Unit number so for sale, pursuant to the Unit Owner's permission.

Section 1.3 - Access by Executive Board. At the Unit Owner's option, he or she may provide the key be enclosed in a sealed envelope with instructions that it only be used in emergencies with a report to him or her as to each use and the reason therefor.

Section 1.4 - Electrical Devices or Fixtures. No electrical device creating electrical overloading of standard circuits may be used without permission from the Executive Board. Misuse or abuse of appliances or fixtures within a Unit which affects other Units or the Common Elements is prohibited. Any damage resulting from such misuse shall be the responsibility of the Unit Owner from whose Unit it shall have been caused.

Section 1.5 - Trash. No storage of trash will be permitted in any Unit in such

manner as to permit the spread of fire or encouragement of vermin.

Section 1.6 - Displays in Windows of Units. Unit Owners shall not cause or permit anything other than curtains, blinds and conventional draperies, and holiday decorations to be hung, displayed or exposed at, outside or in the windows without the prior consent of the Executive Board or such committee then established having jurisdiction over such matters, if any. Unit Owners may display any decorative holiday flags and/or the American flag on the outside of their Unit.

Section 1.7 – Cleanliness. Each Unit Owner shall keep his or her Unit in a good state of preservation and cleanliness.

Section 1.8 - Electrical Usage. Total electrical usage in any Unit shall not exceed the capacity of the circuits as labeled on the circuit breaker boxes.

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 Units 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 Units. No accumulation of rubbish, debris or unsightly materials shall be permitted in the Common Elements, except in designated trash and recycling 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 - Storage. Storage of materials in Common Elements is prohibited.

Section 2.4 - Proper Use. Common Elements shall be used only for the purposes for which they were designed. The Limited Common Elements yard areas, if any, are intended primarily to protect the privacy of unit owners and shall be used only for passive recreation. Any improvements made by an Owner shall be maintained by the Owner at the Owner's sole expense. The association shall have no responsibility for maintenance or repair of any such improvement by an Owner. 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 2.5 - Trucks and Commercial Vehicles. Commercial trucks and other commercial vehicles are prohibited in the driveways, except for temporary loading and unloading, or as may be designated by the Executive Board.

Section 2.6 - Alterations, Additions or Improvements to Common Elements. There shall be no painting of Common Elements and 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. 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 awning, canopy, or shutter shall be affixed to or placed upon the exterior walls or doors, roof or any part thereof or exposed on or at any window.

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 Unit, 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 Unit Owners or occupants. No Unit Owner or occupant shall make or permit any disturbing noises by himself or herself, his or her business associates, 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 Unit Owners or occupants. No Unit Owner or occupant shall play, or suffer to be played, any musical instrument or operate or suffer to be operated a phonograph, television set, computer or radio at such high volume or in such other manner that it shall cause unreasonable disturbances to other Unit Owners or occupants.

Section 3.2 - Compliance with Law. No immoral, improper, offensive or unlawful use may be made of the Property and Unit 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 Southington. Any violating Unit Owner shall hold the Association and other Unit Owners harmless from all fines, penalties, costs and prosecutions for the violation thereof or noncompliance therewith.

Section 3.3 - Pets. No animals, birds or reptiles of any kind shall be raised, bred, or

kept on the property or brought on the Common Elements, except that no more than two household pets (cat or dog) or other household pet approved and licensed by the Executive Board or the manager as to compatibility with the Common Interest Community may be kept. Dogs shall not exceed 100 pounds at maturity and shall be of gentle disposition. No pit bulls may be kept on the property under any circumstances. Pets may not be kept, bred or maintained for any commercial purposes. Any pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the Property within three (3) days after Notice and hearing from the Executive Board. In no event shall any dog be permitted in any portion of the Common Elements unless carried or on a leash. No dogs shall be curbed close to any patio or terrace. All pets shall be walked in the Board designated areas and Owners shall be responsible for removal of their pet's waste. The owner shall hold the Association harmless from any claim resulting from any action of his or her pet. Seeing Eye dogs and Hearing Ear dogs will be permitted for those persons holding certificates of necessity.

Section 3.4 - Indemnification for Actions of Others. Unit Owners shall hold the Association and other Unit Owners and occupants harmless for the actions of their business associates, servants, employees, agents, invitees or licensees.

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

Section 3.6 - Lint Filters on Dryers; Grease Screens on Stove Hoods. All dryers will have lint filters, which will remain installed and prevent lint from accumulating in the vent duct. All stove hoods will have grease screens, which will remain installed and prevent grease from accumulating in the vent duct. All such filters and screens will at all times be used and kept in clean, good order and repair by the Unit Owner.

ARTICLE IV

Insurance

Section 4.1 - Increase in Rating. Nothing shall be done or kept by a Unit Owner which will increase the rate of insurance on any common areas, or contents thereof, without the prior consent of the Executive Board. No Unit 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. Unit 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 Rubbish Removal

Section 5.1 - Deposit of Rubbish. No dumpsters for disposal of refuse shall be permitted at any time. All refuse shall be stored in containers which shall be kept within the garage of each unit. Containers shall be brought to the front of the unit on a weekly basis by the Occupant on the day of refuse pickup, and shall be returned to the storage location on said day. The Association shall provide refuse collection for the Planned Community at its expense. Long term storage of rubbish in the Units is forbidden.

ARTICLE VI Motor Vehicles

Section 6.1 - 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 6.2 - Limitations on Use. Parking areas shall be used for no other purpose than to park motor vehicles, and loading or unloading. Each Unit shall be permitted to park overnight not more than three vehicles on the Property, with at least one vehicle parked inside the garages as provided for each Unit.

Section 6.3 - Snowmobiles, Off Road and Unlicensed or Immobile Vehicles. Snowmobiles, off-road vehicles including trail bikes, jeeps and other four-wheel drive vehicles not used in maintenance are prohibited. Except for motor assisted bicycles and wheelchairs as permitted by state law, all motor 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 the excess of 10 hours, motor vehicles will not be disassembled, repaired, rebuilt, painted or

constructed on the Property.

Section 6.4 - No Parking Areas. Vehicles may not be parked in such manner as to block access to garages, fire hydrants, sidewalks running parallel to drives, pedestrian crossing areas, designated fire lanes, or clear one- and two-lane passage by vehicles on roads and drives, Vehicles in violation will be towed after reasonable efforts to contact the person, Unit Owner or occupant to whom the vehicle is registered. In addition, a \$25 per day fine may be levied against the person, Unit 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.

Section 6.5 - Limited Use of Trucks, Vans, Trailers and Commercial Vehicles. The following types of vehicles are prohibited in the parking areas or drives in excess of 8 hours except for temporary loading or unloading following which the vehicle must be removed from the Property for at least 16 hours: commercial vehicles carry a sign advertising a business; trucks, vans and vehicles having capacity of more than one ton; trailers of any kind; and vehicles with more than four single-tired wheels. Construction equipment used in the actual repair, construction or maintenance of the Property will not be so restricted during such use.

ARTICLE VII Rights of Declarant

The Declarant (if applicable) may make such use of the unsold Units 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 Units, the display of signs, the use of vehicles, and the storage of materials. During the period of Declarant control, the Declarant may amend these Rules for the benefit of present and future Unit Owners. Interference with workmen or with buildings under constructions is prohibited. Entrance into construction or Declarant's restricted areas will be only with representatives of the Declarant.

ARTICLE VIII

General Administrative Rules

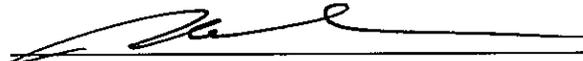
Section 8.1 - Consent in Writing. Any consent or approval required by these Rules must be obtained in writing prior to undertaking the action to which it refers.

Section 8.2 - Complaint. Any formal complaint regarding the management of the Property or regarding actions of other Unit Owners shall be made in writing to the Executive Board or an appropriate committee.

Dated: October 17, 2024

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

BRAEMAR ESTATES OWNERS ASSOCIATION INC.


By: Mark Lovley, its President