

Exhibit C

Exhibit C is hereby incorporated into and made a part of the By-Laws of the FINCH FARM CONDOMINIUMS TRUST.

RULES AND REGULATIONS OF FINCH FARM CONDOMINIUMS TRUST***No Obstruction of Common Areas and Facilities***

No one shall unreasonably obstruct any part of the common areas without prior consent of the Trustees.

No Articles in Common Area: No clothes, sheets, blankets, laundry or other articles shall be hung out of a unit or exposed on any part of the common areas and facilities including but not limited to the areas designated as "Yards" as defined in the Master Deed

Toys, Baby Carriages, Non-registered Vehicles, Etc.: No baby carriages, toys, playpens, bicycles, benches, chairs, out-door furniture or other articles shall be placed on any part of the common areas and facilities and in particular in or on the Yards and Driveway Parking Spaces except when such articles are in actual use by a Unit Owner or his or her family or guests. No unregistered vehicles; pet houses, pens or runs; ornamental items (e.g. statutes, birdbaths); sheds; or any other article, item or structure shall be placed on any part of the common areas and facilities and in particular in the Yards and Driveway Parking Spaces.

Washing Automobiles: No washing of automobiles shall take place in the Townhouse Garage or in the Parking Area Spaces or on any part of the Condominium property except that automobiles may be washed in the Driveway Parking Spaces only in the section of the driveway closest to the access road.

No Liability for Personal Property of Unit Owners: All personal property of the Unit Owners, or any other occupant of a unit, whether in the units or in the common areas and facilities or elsewhere on the Condominium property, shall be kept therein at the sole risk and responsibility of the respective Unit Owner or occupant, and the Trustees shall have no responsibility therefor.

Radios, Phonographs and Musical Instruments: The volume of television sets, radios, phonographs, high-fidelity sound reproduction devices, musical instruments, etc., shall not be operated in any manner that would result in sounds emanating therefrom being heard in any other unit, or outside of the unit from which the sounds are emanating.

No Offensive Activity: No noxious or offensive activity shall be carried on in the common areas and facilities, nor shall anything be done therein either willfully or negligently that may be or become an annoyance or nuisance to the other Unit Owners or occupants. No Unit Owner shall do or permit anything to be done by his or her family, servants, employees, agents, or visitors that will interfere with the rights, comforts or conveniences of other Unit Owners or occupants. No public hall shall be decorated or furnished by any Unit Owner in any manner.

Trash: All garbage and trash must be placed in the proper receptacles designed for refuse collection, and no garbage or trash shall be placed elsewhere upon any of the common areas and facilities. Only typical household trash may be placed in the proper receptacles. All large items to be disposed of by private means at the Unit Owner's cost.

Exterior Apparatus: Under no circumstances shall any window air-conditioning apparatus, television or radio antennas, satellite dishes/disks, clothes line, clothes rack or any other such device or other item be installed on the exterior of any unit, or in the common areas and facilities including but not limited to the Yards, or be permitted to be hung out of a unit.

Front and Back Decks: No front or back Deck shall be enclosed or covered. Only such items as provided in the Master Deed and/or the Condominium Trust and the By-Laws may be kept on the front and back Decks. No pets may be kept unattended or penned in on the front and/or back Decks.

Parking: No parking shall be permitted on any of the access Condominium roadways. At any one time, each Unit Owner and his/her guests may park allowed vehicles in the Townhouse Garage, the Driveway Parking Space and in up to one (1) Parking Area Spaces in the lot designated for the building in which the Unit is located.

Unit Owners shall move their vehicles as directed by the Trustees or the company retained by the Trustees for snow plowing, maintenance or repairs so as to provide for the efficient plowing/shoveling of snow and the making of repairs to the surface parking areas. The Trustees shall have the right to promulgate, at any time and from time to time, rules and regulations regarding motor vehicles on all portions of the Condominium property, and violations thereof shall be subject to such fines and towing procedures as the Trustees shall from time to time determine.

Damage: Any damage to any building, equipment or common areas and facilities caused by a Unit Owner, or by such Unit Owner's family, visitor or pet, shall be repaired at the expense of the Unit Owner.

Plants/Gardens: Planting plants, flowers, trees, shrubs of any type is prohibited anywhere on the common areas and facilities except with the express prior written consent of the Trustees. Notwithstanding the foregoing, Unit Owners may plant flowers or vegetable gardens in a 4 foot by 8 foot area of the Yard directly behind the Deck.

Complaints: Complaints regarding the management of the Condominium or maintenance of the common areas and facilities, or regarding actions of other Unit Owners or occupants, shall be made in writing to the Trustees. No Unit Owner shall attempt to direct, supervise or in any manner attempt to control or request favors of any Trustee or employee of the Trust.