

EXHIBIT "C"

Initial Rules

The following Rules are the initial Rules governing activities, use and conduct within Bundoran Farm, but are subject to modification and may be expanded by the Board and the membership in accordance with the procedures set forth in Section 7.3 of the Charter. These Rules apply in addition to the restrictions on use and conduct set forth in Chapter 7 of the Charter and the architectural, aesthetic and design standards adopted by the Design Committee as described in Chapter 5 of the Charter.

1. General. Easement Areas may be used only for purposes consistent with the applicable easement, and only by persons entitled to exercise such easement. Portions of Lots other than Easement Areas shall be used only for residential and related purposes as provided in Section 7.1 of the Charter, except that, subject to applicable zoning: (a) any Lot owned by the Foundation shall be exempt from this provision so long as it is used for nonprofit purposes consistent with the Founding Principles; (b) the Founder and its designees may use Lots as administrative offices, sales offices, and as an information center, so long as the Founder owns any property described in Exhibits "A" or "B;" and (c) the Association may maintain an office for its property manager.

2. Restricted Activities. Unless expressly authorized by, and then subject to such conditions as may be imposed by, the Board, the following activities are prohibited within portions of Bundoran Farm other than Farmbelt and Greenbelt Easement Areas, and within Farmbelt and Greenbelt Easement Areas to the extent expressly so provided:

(a) Overnight parking of vehicles on Private Roadways within the Community except as the Board may permit when snow or ice conditions are present or expected; or parking on shared portions of driveways that serve two or more Lots; or parking of commercial vehicles or equipment, mobile homes, recreational vehicles, golf carts, boats and other watercraft, trailers, stored vehicles, or inoperable vehicles on Homesites unless in an enclosed garage or otherwise screened from view of roadways in a manner approved by the Design Committee pursuant to Chapter 5; provided, construction, service and delivery vehicles shall be exempt from this provision during normal business hours for such period of time as is reasonably necessary to provide service or to make a delivery to a Lot or the Common Area;

(b) Raising, breeding, or keeping animals on a Homesite, except that a reasonable number of (i) dogs, cats, or other usual and common household pets; (ii) chickens and other small domesticated farm animals (excluding pigs and hogs), and (iii) horses and other livestock (excluding pigs and hogs) may be kept within the Development Zone on any Homesite and horses may be kept within any Equestrian Activity Zone, provided that any horses or other livestock are restrained within a fence, paddock or other appropriate enclosure approved by the Design Committee pursuant to Chapter 5 and provided, further, that the animals are kept for personal use and/or enjoyment and not for commercial purposes. Any animals which are permitted to roam free (outside of the Homesite), or, in the Board's discretion, make objectionable noise, endanger the health or safety of, or constitute a nuisance or inconvenience to the occupants of other Homesites shall be removed upon the Board's request. If the animal owner fails to honor such request, the Board may remove the animal;

(c) Any activity within a Homesite that emits foul or obnoxious odors or creates noise or other conditions, that tends to disturb the peace or threaten the safety of the occupants of other Lots;

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(d) Any activity that violates local, state, or federal laws or regulations; however, the Board shall have no obligation to take enforcement action in the event of a violation;

(e) Pursuit of hobbies or other activities on a Homesite that tend to cause an unclean, unhealthy, or untidy condition to exist outside of enclosed structures on the Homesite;

(f) Any noxious or offensive activity which, in the reasonable determination of the Board, tends to cause embarrassment, discomfort, annoyance, or nuisance to persons using the Common Area or to the occupants of other Lots;

(g) Outside burning of trash, household or construction debris, or other materials on a Homesite, except during the normal course of constructing a dwelling on a Homesite and then only in accordance with applicable county ordinances;

(h) Use or discharge of any radio, loudspeaker, horn, whistle, bell, or other sound device so as to be audible to occupants of other Homesites or persons using the Common Areas, except alarm devices used exclusively for security or safety purposes;

(i) Accumulation of rubbish, trash, or garbage except between regular garbage pick ups, and then only in approved containers;

(j) Hunting, except by individuals authorized by the FMC as part of the Bundoran Farm Wildlife Management Program, and then only in designated zones during specific days and time periods during the legal hunting season;

(k) Discharge of firearms other than by authorized public safety personnel in the line of duty and persons participating in wildlife management activities approved by the Board upon recommendation of the Farm Management Committee; provided, the Board shall have no obligation to take action to prevent or stop any unauthorized discharge;

(l) Storage of fuel on any Homesite, except that (i) a reasonable amount of fuel may be stored on each Homesite for emergency purposes and operation of lawn mowers and similar tools or equipment, and (iii) the Association shall be permitted to store fuel for operation of maintenance vehicles, generators, and other equipment used in management and maintenance of the Common Area. This provision shall not apply to any underground fuel tank authorized pursuant to Chapter 5;

(m) Any activities on Homesites which materially disturb or destroy the vegetation, wildlife, water quality, or air quality within Bundoran Farm or which result in unreasonable levels of water, sound or light pollution; and

(n) Operation of any motorized vehicles within Farmbelt and Greenbelt Easement Areas except by (i) the Founder, its employees, contractors, and agents in the course of development and sale of the Community; (ii) by the Association, its employees, contractors, and agents in the performance of their duties; and (iii) such lessees and other persons as the Association may authorize in the course of farm or orchard

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management, forestry and timber management, wildlife management, and other environmental science activities.

3. Modifications to Lots. No Owner or occupant of a Lot, nor any person acting on their behalf, shall engage in any activity within the scope of Chapter 5, Architecture, Landscaping, and Aesthetic Standards, of the Charter except in compliance with that Chapter and the Design Standards and such prior approval as may be required thereunder.