

**RULES OF
LAUREN MANOR SUBDIVISION
(Public Offering Statement Tab 9)**

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TAB 9

RULES OF

LAUREN MANOR SUBDIVISION
HOMEOWNERS 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 Units.

ARTICLE I

Use of Units Affecting the Common Elements

Section 1.1 - Occupancy Restrictions. Units are limited to occupancy by single families, and garages are limited to occupancy for the storage of vehicles and accessory storage, both as defined in the Declaration.

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 except for a name plate or sign not exceeding 9 square inches in area, on the main door to 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. "For Sale" or "For Rent" signs not exceeding five square feet in area may be posted on the exterior of the Unit, pursuant to the Unit Owner's permission.

Section 1.3 - Displays Outside 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 or on the outside of windows or outside of Units without the prior consent of the Executive Board or such committee established by the Executive Board having jurisdiction over such matters, if any.

Section 1.4 - Painting Exteriors. Owners shall not paint, stain, or otherwise change the color of any exterior portion of any building without the prior consent of the Executive Board or such committee then established having jurisdiction over such matters, if any.

Section 1.5 - Cleanliness. Each Unit Owner shall keep his or her Unit 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 located on 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, except in areas designated for trash pick up. No accumulation of rubbish, debris or unsightly materials shall be permitted in the Common Elements, except in trash storage containers approved by the Executive Board, until the next trash pick-up date.

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 - Trucks and Commercial Vehicles. Trucks and commercial vehicles larger than a truck or van which would fit in the garage or driveway of a Unit are prohibited in the Common Elements, except for temporary loading and unloading, or as may be permitted by the Executive Board.

Section 2.5 - Alterations, Additions or Improvements to Common Elements. No alterations, additions or improvements may be made to the Common Elements without the prior 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 or 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, 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.

Section 2.6 - Antennas and Satellite Dishes. Television antennas and satellite dishes shall be approved in accordance with the requirements of the Federal Communications Commission applicable to the Common Interest Community. Subject to the requirements of the Federal Communications Commission, antennas or satellite dishes shall be placed on the rear portion of the roof of the residence. The Executive Board shall promptly consider the request for approval of placement of an antenna or satellite dish so as not to unreasonably delay or prevent the installation, maintenance, or use thereof, unreasonably increase the cost of installation, maintenance, or use, or preclude reception of acceptable quality signal.

No exterior antennas for radio signals, ham radios, or for reception of Internet transmissions are allowed.

ARTICLE III

Actions of Owners and Occupants

Section 3.1 - Annoyance or Nuisance. No noxious, offensive, dangerous or unsafe activity shall be carried on 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 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 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 any music system or television set 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 Alaska, and all ordinances, rules and regulations of the Municipality of Anchorage. The 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 for: no more than three (3) dog(s) of gentle disposition; no more than three (3) cat(s), or such other normal household pets, approved by the Executive Board or the manager as to compatibility with the Common Interest Community. 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 upon three (3) days' written 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 left outside a Unit except in a permitted fenced yard area appurtenant to the Unit. 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 for whom they are a necessity.

Notwithstanding this provision, no pet enclosures shall be erected, placed, or permitted to remain on any portion of the Common Elements, nor shall pets be kept tied to any structure outside the Unit. The keeping of pets and their ingress and egress upon the Common Elements shall be subject to such rules and regulations as may be issued by the

Board of Directors. No pet shall be permitted to defecate on any portion of the Common Elements, and the Owner of such pet shall immediately remove feces left upon the Common Elements by his or her pet.

If an Owner or occupant fails to abide by the rules and regulations and/or covenants applicable to pets, the Board of Directors may bar such pet from use of or travel upon the common elements. In addition, any pet which endangers the health of any Owner or occupant of a Unit or which creates a nuisance or an unreasonable disturbance or is not a common household pet, as may be determined in the sole discretion of the Board of Directors, must be permanently removed from the Property upon seven (7) days' written notice by the Board of Directors.

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 children, tenants, guests, pets, 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.

ARTICLE IV

Insurance

Section 4.1 - Increase in Rating. Nothing shall be done or kept which will increase the rate of insurance on any of the Common Elements 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 Common Elements 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 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. Trash container locations will be designated by the Executive Board or the manager. Pickup will be from those locations only. Occupants will be responsible for removal of trash from their Units to the pickup locations. Trash containers are to be deposited within that location and the area is to be kept neat, clean and free of debris. 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 Alaska State Laws, Department of Motor Vehicle regulations, and applicable local ordinances, on the Property.

Section 6.2 - Limitations on Use. A Unit Owner must garage all of his or her vehicles overnight in his or her garage or driveway. Parking areas shall be used for no other purpose than to park motor vehicles, and loading or unloading.

Section 6.3 - Speed Limit. The speed limit on the area used for access to the garages and driveways is 5 miles per hour. The speed limit on private roads which are Common Elements is 15 miles per hour.

Section 6.4 - Snowmobiles, Off Road and Immobile Vehicles. Snowmobiles and off-road vehicles may not be operated on the Property. 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 two (2) hours, highway vehicles will not be disassembled, repaired, rebuilt, painted or constructed outside of garages on the Property. Following Notice and Hearing, the association may remove, at the cost of the Unit Owner responsible, any vehicle remaining immobile in excess of 72 hours.

Section 6.5 - No Parking Areas. Vehicles may not be parked in the access road to the garages or driveways, or in such a manner as to block access to fire hydrants, sidewalks, pedestrian crossing areas, or designated fire lanes. 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 6.6 - Storage and Parking of Vehicles. Vehicles may be parked on the Lot as long as it is enclosed by a fence or in driveway. There shall be no outside storage or parking upon any Unit, the Common Elements, or any public or private streets or thoroughfares, of any automobile, commercial vehicle or equipment, trucks with more than six (6) single tire wheels, dual wheel truck, tractor, recreational vehicle, mobile home or trailer (either with or without wheels), camper, camper trailer, boat or other watercraft, boat trailer, golf cart, stored vehicle, inoperable vehicle, or any other transportation device of any kind, except for Owners within the Owner's garage or driveway, Unit Owners or visitors temporarily parking in driveways, visitors parking in designated visitor parking areas, and construction, service, and delivery vehicles providing service for making a delivery for a reasonable period of time during daylight hours and in accordance with the Board's rules and regulations. No Owners or Occupants shall repair or restore any vehicle of any kind upon any Unit or Common Element, except for emergency repairs, and then only to the extent necessary to enable movement thereof to a proper repair facility. No garage may be altered in such a manner that the number of automobiles which may reasonably be parked therein after the alteration is less than the number of automobiles that could have been reasonably parked in the garage as originally constructed.

ARTICLE VII

Rights of Declarant

The Declarant 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. 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 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.

ARTICLE IX

Use of Open Space or Recreation Areas

Section 9.1 - Limited to Occupants and Guests. Open spaces within the Common Elements are limited to the use of Unit Owners, their tenants and invited guests. Use of the Common Elements is 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 9.2 - Boisterous Behavior Prohibited. Boisterous, rough or dangerous activities or behavior, which unreasonably interfere with the permitted use of Common Element open space or recreational areas by others, is prohibited.

Section 9.3 - Children. Parents will direct and control the activities of their children in order to require them to conform to these rules. Parents will be responsible for violations, or damage caused by their children whether the parents are present or not.

Section 9.4 - Ejection for Violation. Unit Owners, occupants, guests and tenants may be summarily ejected from open spaces or recreational facilities by management personnel in the event of violation of these regulations in such areas, and suspended from the use of these areas pending Notice and Hearing concerning such violation and, thereafter suspended for the period established following such Hearing.

Section 9.5 - Proper Use. Open spaces and recreational facilities will be used for the purposes for which they were designated. Picnic 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.

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

_____, Secretary