

RULES FOR
COLEMAN TOWNHOUSES
(Public Offering Statement Exhibit C)

Rules of Coleman Townhouses

1. Residential Use. Each Unit is restricted to residential occupancy and use as a single-family residence. No commercial use is permitted. No structure shall be erected, altered, placed or permitted to remain on any Unit other than one storage shed approved by the Association. A single-family residence is defined as a single housekeeping unit, operating on a non-profit, non-commercial basis between its occupants, cooking and eating with a common kitchen and dining area, with no more permanent occupants than two per bedroom in accordance with pursuant applicable Housing Maintenance and Occupancy ordinances of the Municipality of Anchorage.
2. Bylaws and Rules. The use of Units and Common Elements is further subject to the Bylaws and the Rules of the Association, as adopted from time to time.
3. Garages; Vehicles. Garages are restricted to use as parking space for vehicles and as a storage area. Driveways may be used as a parking space for vehicles, specifically excluding, however, commercial vehicles and campers which do not fit inside a Unit garage area, and all boats, motorcycles, snow-machines, all-terrain vehicles and other recreational vehicles which must be stored inside of a Unit garage. Any vehicle parked in the Common Interest Community shall be properly licensed and in operating condition. No wrecked, inoperative, vandalized or otherwise derelict-appearing vehicles are permitted on the Property. Excepting temporary repairs taking 2 hours or less, no vehicle shall be disassembled, repaired, rebuilt, painted or constructed outside of any garage or on any driveway. Inoperable vehicles shall be removed within 48 hours. Fuel storage is absolutely prohibited, excepting as necessary and incidental to operation of lawn/garden and snow-removal equipment.
4. Nuisance. No noxious or offensive activity shall be carried on within the Community, nor shall anything be done therein which may become an annoyance or nuisance to the other Unit.
5. No Unlawful and Improper Use. No improper, offensive or unlawful use may be made of the Units. Unit Owners shall comply with and conform to all applicable Federal and State of Alaska laws and regulations and all ordinances, rules and regulations of the Municipality of Anchorage. The violating Unit Owner shall hold the Association and the other Unit Owners harmless from all fines, penalties, costs and prosecutions for the violation thereof or non-compliance therewith.
6. Signs. No commercial signs shall be permitted. All other Signage shall comply with Municipality of Anchorage sign ordinances as they may be amended from time to time.
7. Garbage and Refuse Disposal. No accumulation of rubbish, debris or unsightly materials shall be permitted in the Common Elements, or within Units, except in trash storage containers approved by the Executive Board, until the next trash pick-up date. Trash containers are to be placed at Board or Management approved locations. Said areas shall be kept neat, clean and free of debris. Long term storage of rubbish in the Units is prohibited.

8. Use of Outdoor Decks. Any outdoor decks installed in a Limited Common Element are subject to the following restrictions: (i) decks shall not be used for outside storage, (ii) no towels, rugs or clothing may be hung from decks, (iii) no open-flame barbecue units may be operated on any deck and all barbecue units must be used a safe distance from the building, (iv) shall not shall not be used .

9. Window Coverings. Unit Owners shall install only the following types of window coverings: (i) mini blinds, (ii) shades, (iii) duettes, (iv) sheers, (v) cloth drapes. No window shall be covered by garments, sheets, blankets, aluminum foil or similar materials.

10. Fences. Fences may be erected on the yard boundary lines as shown on Schedule A-3, enclosing the Limited Common Element yard appurtenant to each Unit. Fence materials, color and specifications shall be determined by the Executive Board and may be amended by the Board from time to time.

11. Pets. No more than 3 household pets are permitted per Unit. Household pets are defined as domestic cats and dogs. No other animals may be kept without the approval of the Board. Unit Owners are responsible for keeping their Limited Common Elements clear of pet feces and shall immediately clear up any such feces deposited by their pets from any of the Common Elements and Limited Common Elements. Pets must be reasonably restrained in accordance with applicable Municipal laws and ordinances and may not create a nuisance or unreasonably interfere with the rights, comfort or convenience of other Unit Owners. Any pet not in compliance with these standards may be removed by the Association, but only after Notice and Hearing and the Unit Owner is given a reasonable opportunity to cure any violation after the Hearing.

12. Antennas and Satellite Dishes. It is not the intention of these Declarations to unreasonably interfere with reception of any radio, telephone, television or other signal sent through the airwaves and which is protected by federal law, and to the extent any of the provisions of this paragraph violate any such federal law they shall be considered void and of no effect, but any such invalidity of the same shall not affect the validity of the rest of this paragraph or anything in the Documents. Except as otherwise permitted by the Executive Board, all antennas and satellite dishes: (i) shall be installed within the boundaries of any Unit on on the Common Element side wall or roof of a Unit if it will not extend beyond four feet (4') above the roof and is setback at least two feet (2') from the edge of the roof, (ii) shall, to the extent possible, be shielded from view, (iii) shall be installed in neat, secure and inconspicuous manner, (iv) shall be neutral grey in color, (v) shall be installed in compliance with reasonable safety standards and may not interfere with cable, telephone or electrical systems of neighboring Units, (vi) shall be maintained in reasonable repair by the Unit Owner owning the antenna or satellite dish, (vii) shall not damage the roof or building and any such damage caused by the installation or removal of any antenna or satellite dish shall be repaired by the Unit Owner owning the antenna or satellite dish. Any antenna or satellite dish not in compliance with these standards may be repaired, replaced or removed by the Association at the expense of the Unit Owner owning the antenna or satellite dish, but only after Notice and Hearing and the Unit Owner is given a reasonable opportunity to cure any violation after the Hearing.