

EXHIBIT C

RULES AND REGULATIONS

OF

MILLFORDING PRESERVE, A PLANNED COMMUNITY

GENERAL

1. The Millfording Preserve Homeowners' Association ("Association"), acting through its Executive Board, has adopted the following Rules and Regulations ("Rules and Regulations"). These Rules and Regulations may be amended from time to time by resolution of the Executive Board.

2. Wherever in these Rules and Regulations reference is made to "Unit Owners," such term shall apply to the owner of any Dwelling Unit, to his family, tenants whether or not in residence, servants, employees, agents, visitors and to any guests, invitees or licensees of such Unit Owner, his family or tenant of such Unit Owner. Wherever in these Rules and Regulations reference is made to the Association, such reference shall include the Association and the Manager or any other managing agent when the Manager or a managing agent is acting on behalf of the Association.

3. The term "Declaration" when used herein refers to the Declaration of Covenants and Restrictions for Millfording Preserve, a Planned Community dated September 5, 2014 and recorded in the Cumberland County Recorder of Deeds Office in Instrument No. 201420063. The term "Bylaws" when used herein refers to the Bylaws of Millfording Preserve Homeowners' Association. The term "Manager" when used herein refers to such managing agent or any successor managing agent appointed by the Declarant or Association. Other capitalized terms used herein without definition shall have the meanings specified for such terms in the Declaration, or if not defined therein, the meanings specified or used for such terms in the Pennsylvania Uniform Planned Community Act, 68 Pa. C.S. § 5101 et seq. ("Act").

4. The Unit Owners shall comply with all the Rules and Regulations hereinafter set forth governing the Community, including public areas, streets and courtyards, recreational areas, grounds, and any other appurtenances.

5. The Association reserves the right to alter, amend, modify, repeal or revoke these Rules and Regulations and any consent or approval given hereunder at any time by resolution of the Executive Board.

RESTRICTIONS ON USE

6. No part of the Community shall be used by or through a Unit Owner for any purpose except housing and the common purposes for which the Community was designed, except for such accessory uses as may be authorized by the Executive Board pursuant to Article VII of the Declaration. Each Unit shall be used as a residence for a single family, its servants and guests.

7. There shall be no obstruction of any Common Elements. Nothing shall be stored or placed on any Common Elements without the prior consent of the Executive Board except as provided herein or as expressly provided in the Declaration or Bylaws.

8. Nothing shall be done or kept in any of the Common Elements that will increase the rate of insurance for the Common Elements without the prior written consent of the Executive Board. No Unit Owner shall permit anything to be done or kept in his Unit or on the Common Elements that will result in the cancellation of insurance on the Unit or contents thereof or the Common Elements, or that would be in violation of any public law, ordinance or regulation. No gasoline or other explosive or inflammable material may be kept on any Unit or on the Common Elements, except that small propane tanks for use with outdoor gas grills and propane tanks for home heating and other purposes may be used or stored on the Unit.

9. All garbage and trash must be disposed of in a proper manner consistent with all applicable regulations of Silver Spring Township (the "Municipality") and any other governmental entity with jurisdiction over the Property. No garbage or trash or containers therefore shall be visible from the exteriors of the dwelling except on that day of the week designated for the collection and removal of garbage and trash and on the evening prior to that day. Trash and recycling (if and when recycling pick-up is provided) containers may not be placed curbside before dusk on the day immediately before the designated pickup day and must be removed by the end of the designated pick up day. The Association reserves the right to designate one (1) garbage and trash removal service for the Property. In that event, each Unit Owner will be billed directly by the garbage and trash removal service.

10. Streets shall not be used as playgrounds. The use of skateboards and motorized skateboards or scooters on any Common Elements or the streets, is prohibited. The use of all-terrain vehicles (ATVs), dirt bikes, snowmobiles or similar motorized outdoor recreational vehicles on the streets or any Common Elements is strictly prohibited.

11. Each Unit Owner shall keep his Unit and any dwelling situate thereon in a good state of preservation, repair and cleanliness. Lawns shall be a variety of grass turf and shall be cut that it shall be no more than a height of six (6) inches.

12. No unlawful, immoral, improper, noxious or offensive activity shall be carried on in any Unit or on any Common Elements, nor shall anything be done therein that may be or become an annoyance or nuisance to the other Units or occupants. No Unit Owner shall make or permit any disturbing noises in his Unit or do or permit anything that will interfere with the rights, comforts or convenience of other Unit Owners. Each Unit Owner shall keep the volume of any radio, television or musical instrument in his Unit sufficiently reduced at all times so as not to disturb other Unit Owners.

13. No "For Sale," "For Rent" or "For Lease" signs, window displays or advertising shall be maintained or permitted on any part of the Community or on any Unit, without the prior written consent of the Executive Board. The right is reserved by the Declarant, the Builder and the Executive Board or the Manager to place "For Sale," "For Rent" or "For Lease" signs on any unsold or unoccupied Units, and the right is hereby given to any mortgagee who may become the owner of any Unit to place such signs on any Unit owned by such mortgagee. In no event shall any sign be larger than twenty (20) inches by thirty (30) inches.

14. There shall be no signs permitted in window or applied to the exterior surface of a dwelling.

15. No Unit Owner shall cause or permit anything to be hung, displayed or exposed on the exterior of a Unit or Common Elements appurtenant thereto, whether through or upon windows, window air conditioner units, doors, siding or masonry of such Unit. The prohibition herein includes without limitation, laundry, clothing, rugs, signs or any other items. Notwithstanding the foregoing, each Unit Owner may fly one (1) American flag from a pole attached to the exterior wall of his Dwelling. No in-ground flag poles are permitted. Awnings, canopies or shutters may be placed on the exterior of a Unit, subject to the approval of the Executive Board pursuant to Subsection 4.1.2 of the Declaration, and further subject to Section 7.2 of the Declaration. Antennas, satellite dishes or other telecommunication equipment are permitted in accordance with Subsection 7.1.9 of the Declaration. No clothes line, clothes rack or any other device may be used to hang out any items, except in such areas as may be specifically designated for such use by the Executive Board. Porches, patios and decks shall not be used unreasonably as storage areas.

16. Display of Christmas and similar holiday decorations, including exterior decorative lights, shall be permitted only from Thanksgiving Day of each year until January 15 of the following year. Display of decorations for other holidays, including, but not limited to, Independence Day and Halloween, shall be permitted for a period beginning five (5) days prior to the date of the holiday and ending five (5) days after the date of the holiday.

17. Additions, alterations and improvements to the exterior of a dwelling on a Unit, including, but not limited to, the exterior structural appearance or architectural style of a Unit, exterior colors of a Unit, landscaping materials, fences, mailboxes, swimming pools and hot tubs, may be made by Unit Owners only in accordance with

the provisions of Section 4.1 and Article VII of the Declaration. The purpose of those provisions is to ensure that the overall architectural character and exterior appearance of the Community is maintained. A Unit Owner may submit a written request to the Executive Board for approval of a proposed exterior addition, alteration or improvement pursuant to Section 4.1 of the Declaration. The Unit Owner shall provide the Executive Board with sufficient information, including plans, specifications, materials, colors, and any other information reasonably necessary for the Executive Board to render a decision.

PET RULES

18. A pet may be maintained in a Unit so long as it is not a nuisance. Actions that will constitute a nuisance include, but are not limited to, abnormal or unreasonable crying, barking, unhygienic offensiveness, or running loose on the Property. If the Executive Board determines in its sole judgment that a particular pet constitutes a nuisance to the Community, it shall have the right to request the Unit Owner, after Notice and Hearing, to remove the pet. The maximum of three (3) household pets shall be allowed.

19. All pets must be licensed and inoculated as required by law.

20. Pet owners are fully responsible for personal injuries or property damage caused by their pets.

21. Pets must be accompanied by an individual and maintained on a leash at all times. No animals, including cats, shall be allowed to be unleashed or to roam freely about the Community. Each Unit Owners shall be responsible for cleaning up, removing and discarding in the proper receptacles all animal excrement produced by his pet immediately when walking the pet.

STORAGE

22. All personal property placed in any portion of the Property shall be at the sole risk of the Unit Owner, and the Association shall in no event be liable for the loss, destruction, theft or damage to such property.

PARKING

23. Unless otherwise authorized by the Association, driveways may not be used for any purpose other than parking automobiles. No buses, trucks (except small pick-up trucks), trailers, boats, jet skis, recreational, commercial or oversized vehicles shall be parked anywhere within the Community other than wholly within a Unit Owner's garage. The Association shall have the discretion to determine what constitutes a commercial vehicle and shall notify Unit Owners of its interpretation in the same manner as a change to these Rules and Regulations. All vehicles must have current license plates and registrations and must be in operating condition.

No vehicles shall be parked in the Community with conspicuous "For Sale" signs attached.

24. All Unit Owners shall observe and abide by all parking and traffic regulations as posted by the Association or by municipal authorities. Vehicles parked in violation of any such regulations may be towed away at the Unit Owner's sole risk and expense.

25. Parking so as to block streets, sidewalks, driveways or trash receptacles is not permitted. Notwithstanding the foregoing sentence, temporary parking on streets by Community residents, their guests, servants, hired tradesmen and other invitees is permitted. If any vehicle owned or operated by a Unit Owner, any member of his family, tenants, guests, invitees or licensees shall be illegally parked or abandoned on the Property, the Association shall be held harmless by such Unit Owner for any and all damages or losses that may ensue, and any and all rights in connection therewith that the owner or driver may have under the provisions of state or local laws and ordinances are hereby expressly waived. The Unit Owner shall indemnify the Association against any costs or liability that may be imposed on the Association as a result of such illegal parking or abandonment and any towing or other consequences thereof.

ASSOCIATION

26. Complaints regarding the management of the Community or regarding actions of other Unit Owners shall be made in writing to the Executive Board or Manager.