

## **EXHIBIT C**

### **Global Manor Rules and Regulations**

**Building Materials.** No building materials may be stored on Lots longer than a period of thirty (30) days before commencement of construction. Upon gaining written permission to use adjoining lot/s for construction and storage, they shall be regraded at completion of construction and shall include the lay down of seed and straw or matting if deemed required by the Global Manor Design Review Board (GMDRB).

**Swimming Pools, Therapy Pools and Spas.** Swimming pools, therapy pools and spas for the use of Owners and their guests may be constructed on Lots so long as (i) they are below ground level and of a permanent nature; (ii) the location complies with minimum setback requirements shown on the Plat; (iii) all applicable laws ordinances, rules and regulations of governmental agencies are satisfied and all necessary governmental permits are obtained by the owner at his expense; (iv) such pools are completely fenced in a manner approved by the Global Manor Design Review Board (GMDRB); (v) the GMDRB has approved the design and location that shall be in the rear yard only; and (vi) construction is not commenced until after the Improvement consisting of the dwelling has commenced. No temporary swimming pools allowed in front, side, or rear of home unless behind the fencing. All above ground pools are prohibited.

**Clotheslines, lighting devices, clothes hanging devices.** Clotheslines, lighting devices, clothes hanging devices or the like shall not be permitted upon any Lot. Food lights/spot lights shall not be permitted on front exteriors, Exterior flashing lights or spot/flood lights that shine on or into adjacent Lots shall not be permitted on the exterior. Lights installed on the sides and rear of any improvement must be adjusted so that the rays of any beam or floodlight shall not interfere with neighboring Lots. Any walkway, driveway or landscape lighting shall be low intensity. Seasonal decorative lighting shall be permitted only during the holiday season (between Thanksgiving and the following January 7 of each year). Any seasonal decorative lighting shall be removed no later than January 15<sup>th</sup>.

**Screening of Mechanical and Storage Areas.** Excepting the initial construction period, any and all equipment, air conditioner condensers, garbage cans, woodpiles, refuge or storage piles on any Lot, whether temporary or permanent, shall be screened to conceal same from the view of neighboring Lots, roads, or Common Areas with the plans for any screening, fences and/or landscaping being approved by the GMDRB. Incinerators for garbage, trash or other refuse shall not be used or permitted to be erected on any Lot.

**Outdoor Recreation Equipment.** Outdoor recreation equipment may be placed upon any Lot so long as it is the rear of the home and fenced in. Said fence shall be a privacy fence or made of black aluminum. Outside recreation equipment shall include, but not be limited to, swings, slides, trampolines, playhouses and similar recreation equipment or structures. Basketball goals are permitted, however, the style must be approved by the GMDRB, and they must not be located in the third of the driveway closest to the house, in the neighborhood street, nor on the sidewalk.

**Temporary Structures, Garages, Etc.** No trailer, garage, basement, tent, shack, barn, carport or other outbuilding shall be erected, moved onto, or used on any Lot as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.

**Storage Sheds/Detached Structures.** Detached structures such as a detached garage or outbuilding (storage sheds) must have prior written approval from the GMDRB to be considered. The detached structure shall be aesthetically pleasing and should match the colors of the home shingles and sighting that will be consistent with other units throughout the community. A detached structure will

only be permitted if it meets the above requirements and it must be contained/located within a fenced backyard.

**Garbage Collection.** All rubbish, trash and garbage shall be removed from each Lot regularly and shall not be allowed to accumulate thereon. Containers shall be placed at curb for garage collection for no more than a twenty-four (24) hour period surrounding the designated date and time for trash pickup as set by the provider of said service. After pickup of garbage, the empty containers should be taken back to the house within twenty-four (24) hour period.

**Signs.** The Developer shall have the right to erect reasonable and appropriate signs for its own use and the use of other parties engaged in the construction and sale of improvements on Lots within the Development. The Developer shall have the right to remove any such unapproved sign, billboard, poster or advertising devise that is placed on said Lot or Improvement thereon and in doing so shall not be subject to liability for trespass or other course of action in connection therewith or arising from such removal. No sign, billboard or poster of any kind of a permanent nature shall be erected, exhibited, maintained or placed upon any Lot. Temporary signs, not exceeding maximum face area of six (6') square feet, such as "For Sale" signs designed by Developer, shall be permitted. Political signs no larger than four (4) square feet may be placed without approval up to two (2) weeks prior to election and must be removed within 48 hours after the election. No more than two signs may be placed on any Lot. Signs erected, exhibited, maintained or placed by or on behalf of any realtor must conform to the size and design of any corresponding signs utilized by Developer.

**Vehicles.** Vehicles may not be assembled or serviced on the property or any street unless IN THE GARAGE. For purposes of this Subparagraph, "serviced" shall not be deemed to include the cleaning, washing or polishing of a vehicle. No mobile home, bus, truck, boat or an over ¾ ton tractor/trailer rig or house trailer may be parked or stored on property or any public street, except for vehicles and equipment necessary for and being used in the development and construction of property, together with the improvements thereto and located thereon, and the streets and roadways serving the property. All-Terrain Vehicles and other similar vehicles are not permitted to be driven within the community, Golf carts in compliance with all Tennessee Department of Transportation requirements to be "street legal" with insurance will be permitted, subject to Shelbyville Bedford County and State regulations. All drivers must be licensed and insured.

**Vehicle Storage.** No boat, trailer, tractor/trailer, inoperative automobile, camper or vehicles having a load capacity in excess of ¾ ton shall be parked or stored in the street, driveway, lawns, or forward of the front building line. No commercial trucks, vans or trailers shall be parked on driveways or in streets for periods of time exceeding twelve (12) consecutive hours or for more than twenty-four (24) hours in any calendar week.

**Prohibited Structures.** Excepting temporary use during construction of improvements, no house trailers, portable buildings or manufactured housing shall be permitted in the Development.

**Livestock, Poultry and Pets.** No animals, reptiles, rodents, livestock, fish or poultry of any kind shall be raised, bred or kept in or on any Lot, except that of dogs, cats, or other such household pets approved by the Association may be kept in a Residential Unit, provided they are not kept, bred or maintained for commercial purposes. Notwithstanding the foregoing, no animals or fowl may be kept in or about any Residential Unit if such keeping results is an annoyance or is obnoxious to residents in the vicinity. In any event, each Owner shall be absolutely liable to all remaining Owners, their families, guests, invitees and tenants and to the Association for any and all damage to person or Property caused by any pets brought in or kept in or upon any Residential Unit or on the Common Area by any Owner or by members of its family, guests or invitees. Each Owner shall be responsible for cleaning up after its pet. The Board shall determine conclusively, in its sole and absolute discretion, whether, for the purpose of this Paragraph, a particular animal, dog, cat, bird, fowl,

poultry, or livestock is a nuisance and/or danger to others, therefore, to be removed from the properties. All animals must be kept on a leash when outside the boundaries of its owner's Lot. No animal cages or chain link enclosures are permitted on the property. If animal is not on a leash, it must be contained in the fenced in rear yard. All state and local laws, regulations and ordinances governing pets and other animals must be observed by each owner.

**Parking.** All occupant vehicles should be parked in garages or driveway areas where possible. No wrecked vehicle or vehicles in a non-functional condition or vehicles without proper registration shall be parked on any Lot or upon any Common Areas at any time. No Owner shall permit any inoperable vehicle owned by such Owner, or by any person occupying his Improvement, or by any guest or invitee of such Owner to remain parked on any street within the Development for a period of more than forty-eight (48) consecutive hours. No commercial vehicles are allowed to park overnight on any street within the community. Lot owners are solely responsible for making any tenants aware of the rules of the association.

**Noise.** No Owner shall cause or allow any use of his Lot that results in noise which disturbs the peace and quiet of the Development. This restriction includes, without limitation, dogs with loud and frequent barking, whining, howling, exterior music systems or public-address systems, and other noise sources which disturb other Owners' ability to peacefully possess and enjoy their Lot.

**Burning.** No Owner shall permit or cause the escape of such quantities of dense smoke, soot, cinders, noxious acids, fumes, dust or gases to interfere with the use and enjoyment by the Owners of neighboring Lots. Burning leaves shall not be permitted. Burning is permitted by Developer for the Developer during the development/construction of the Community. Fire pits and outdoor fireplaces are allowed, but must have prior approval from the GMDRB. Only fire logs may be burned in fire pits and fire places.

**Home Businesses.** No house or other structure on any single-family dwelling Lot or other residential use Lot excepting the Developer's sales and construction office, shall be used for any business purpose that involves employment of personnel other than residents of the Improvements or in-person on-lot sales involving non-residents subject to applicable the City of Shelbyville zoning regulations.

**Nuisances.** Each Owner shall refrain from any act or use of his Lot that could reasonably cause embarrassment, discomfort, annoyance or nuisance to the neighboring Lots. No noxious, offensive or illegal activity shall be carried out upon any Lot.

**Codes.** Each Owner shall observe all governmental building codes, health restrictions, zoning restrictions and other regulations applicable to his Lot. In the event of any conflict between any provision of such governmental code, regulation, or restriction, and any provision of the Declaration, the more restrictive provision shall apply.

**Hobbies.** The pursuit of hobbies that are inherently dangerous or objectionable to adjoining Lot Owners including, without limitation, the assembly and disassembly of motor vehicles or other mechanical devices, shall be conducted only in garages, and such activities must not be visible from streets, Common Areas and neighboring Lots. Activities such as the shooting of firearms, BB guns, fireworks or pyrotechnic devices of any type or size and other such activities shall not be pursued or undertaken on any part of any Lot or upon the Common Areas.

**Windows and Screens.** All window and screen designs are to be approved by the GMDRB. No stain glass shall be visible on the front of the house from the street curb.

**Window Boxes and Planters.** Window boxes and planters must be approved by the GMDRB. If approved, they shall be of a color and material complimentary to the dwelling exterior and shall be maintained in a neat and attractive condition. Dead, diseased or dying plant material and weeds shall promptly be removed from window boxes and planters.

**Fences and Structures.** No fences of any kind shall be erected without prior approval of the GMDRB. An Application for Fence, Structure or Architectural Change shall be completed along with the review fee of \$35.00 and submitted to the GMDRB for review and approval prior to commencing construction. **See Fences Exhibit**

**Statue and Yard Ornaments.** GMDRB approval is not required for the rear yard installation of any birdbath or statue, including any pedestal stands that are no more than three (3') feet tall, is no more than twenty-four (24") inches in diameter, and is an unpainted, neutral color (e.g., gray, beige or natural concrete color). No more than two (2) statues twelve inches (12") in height or less may be placed in the front or side landscape beds. All other statues or yard ornamentation shall be permitted only with prior GMDRB approval.

**Flag Poles.** Flag poles shall be installed under the following conditions:

- a) Flag poles should be located at least ten (10) feet behind sidewalk in front of home;
- b) Flag poles should not be more than 20 feet high;
- c) Flags should not exceed 3' x5';
- d) Flag poles should be aluminum;
- e) Only the United States flag may be displayed. No sports team flags are permitted.
- f) Flag poles should in front of home facing street.

**Vacant Lot Maintenance Requirements.** Lots should be mowed when grass height reaches 6 inches. Lot owners must also keep the street, alley and curbs in front and back of their lots clear of weeds and trim around all utilities to keep lots in a neat and attractive manor. In the event any owner fails to maintain the condition of his lot, the Developer may deem, at its discretion, to perform the maintenance as a remedy for noncompliance and the owner shall be liable for the expenses incurred, including but not limited to fines and attorneys' fees.

**Home Lawncare Requirements.** There is a great deal of value placed on the overall appearance of the Global Manor community, particularly when it comes to lawn maintenance. Each owner is responsible to maintain their landscaping at or above the standard for the Association. The Common Areas of Global Manor will be professionally maintained by our landscape contractor. If you do not have the time it takes to do the lawn maintenance yourself, you may want to consider a lawn care company to do what is required to keep your yard in top condition. Maintenance includes: • Keep all landscape beds clear of weeds • Edge sidewalks, driveway, curbs, and landscape beds • Prevent weeds in lawn • Trim all shrubs as needed • Remove dead landscaping and replace at appropriate season • Mulch landscape beds (minimum of once per year) • Cut lawn as needed during growing season (to keep below six (6) inches • Do not leave grass clippings in street, sidewalk, driveway, or in clumps on lawn All work completed must be done as to maintain a neat and attractive appearance. Developer and/or Board of Directors, at its discretion, may perform the maintenance as a remedy for noncompliance and the owner shall be liable for the expenses incurred. Dead trees located on the homeowner lot shall be removed immediately and replaced at the expense of the homeowner with the same species and caliber.

**Grills.** Grills are not permitted to be stored on the front porch of any home within the community.

**Personal Belongings/Toys.** Articles of personal property belonging to any Owner or Occupant, such as, but not limited to, bicycles, electric cars, wagons, toys, furniture, clothing and other articles shall only be stored or kept in the home and should not be left on the front lawn or in view of

common elements, street, alleys or neighboring lots.

**Front Porches.** Only appropriate patio and porch furniture will be allowed on front porches. No dinette sets, grills, coolers/ice chest, couches, or other such items are permitted.

**Construction or Demolition Work Hours.** The carrying on of any construction or demolition work is prohibited at any time on Sundays, or at any time other than between the hours of 7:00 A.M. and 6:00 P.M. prevailing time, on any other days. The provisions of this section shall not apply to interior or exterior repairs or interior alterations when the work is actually performed by a homeowner or occupant provided the work is done without creating any noise disturbance across a residential real property boundary. Construction must not commence without a building permit.

**Moving Procedures.** Moving trucks are permitted at residences but shall not block the flow of traffic. PODS and other portable storage devices are permitted for a maximum of seven (7) days at any residence, subject to not being placed on the front street or front lawn.

**Satellite Dishes.** Satellite Dishes shall be approved prior to installation, and shall be no greater 24” in diameter. Installation is prohibited on the front of the house from the street curb.

**Short Term Leasing.** Air B&B, Vacation Rentals by Owner (VRBO) and/or any other short-term leasing (as defined by state and/or local law/ordinance) is prohibited.

**Design Guidelines.** The Global Manor Design Guidelines hereby become part of the Rules and Regulations explained in EXHIBIT **B**