

**BOOK OF RESOLUTIONS
RULES AND REGULATIONS
LAXTON SQUARE OWNERS ASSOCIATION**

These Rules and Regulations are adopted in accordance with and are subject to the Articles of Incorporation of Laxton Square Owners Association (the "Association"), a Declaration of Covenants and Restrictions for Laxton Square at Wyndhurst ("Declaration"), dated December 11, 2006, and the By-Laws of the Association and all amendments and supplements thereto. In case of any conflict between these Rules and Regulations and the Articles of Incorporation, the Declaration, or the By-Laws, the Articles of Incorporation, Declaration or By-Laws shall control.

1. Vehicles and Parking.

(a) Owners or tenants of Living Units and their visitors, guests or invitees may park only in a driveway and/or garage on the Lot on which the Living Unit is located, if any, or on that portion of a private street designated as parking spaces. Parking on a public street may be forbidden or limited by the City of Lynchburg or the County of Campbell, Virginia. No parking is otherwise permitted in a Common Area. Parking so as to block sidewalks or driveways shall not be permitted. If any vehicle shall be parked in violation of the Governing Documents or abandoned within the Townhouse Development, the Association shall be held harmless by the 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 liability which may be imposed on the Association as a result of such illegal parking or abandonment and any consequences thereof.

(b) No portion of the Development shall be used for the repair of motor vehicles other than routine cleaning.

(c) No unregistered motor vehicles or motor vehicles with expired registration or state inspections may be parked in the Development.

(d) All motor vehicles and other wheeled devices designed or used for riding by persons, including but not limited to bicycles, tricycles, tractors, motorcycles, mopeds, dune buggies, and snowmobiles, shall be driven only upon paved streets, roads, driveways and parking areas constructed for that purpose, except vehicles authorized by the Association as needed to maintain, repair, or improve the Common Area may enter other areas.

(e) Parking of all commercial and recreational vehicles and related equipment, including camping trailers, boats and boat trailers, other than on a temporary and nonrecurring basis, shall be in garages or in areas approved by the Association for such parking. Except as may be provided in paragraph 1(a), no area of approved parking for such purpose is currently contemplated by the Declarant or the Association. If a truck-mounted camper is to be an Owner's primary means of transportation, it shall not be considered a recreational vehicle provided it meets the following conditions: (i) the vehicle is moved on a daily basis; (ii) it is

parked within a garage, driveway or other designated parking area; and (iii) if the camper is removed, the camper shall be stored in an area screened from all surrounding property.

2. Pets. Subject to limitations as may from time to time be set by the Board of Directors, not more than two generally recognized house pets may be kept and maintained in a Living Unit, provided such pets are not kept or maintained for breeding or commercial purposes. All pets must be kept under the control of their owner when they are outside the Lot, must not become a nuisance to other residents, and must be in compliance with all applicable ordinances of the City of Lynchburg or County of Campbell, Virginia, as applicable. No pen, kennel, house or other facility for the occupancy or confinement of a pet shall be maintained or used outside a Living Unit. The Association may use any lawful means to enforce the provisions of this paragraph if the Board of Directors determines, in its sole discretion, that they have been violated by an Owner or an Owner's pet, including removal of the pet whose existence or behavior is at issue.

3. Clothes-Drying Equipment. No exterior clotheslines or other exterior clothes-drying apparatus shall be permitted on any Lot, unless approved in writing by the Board of Directors. It is contemplated that no exterior clotheslines or other exterior clothes-drying apparatus will be permitted.

4. Trash and Garbage.

(a) The Association shall contract for the periodic removal of trash and garbage from Lots and property of the Association.

(b) Owners or occupants of Living Units shall keep and store all trash and garbage inside the Living Unit. On days designated by the contractor employed by the Association trash shall be placed at the front or rear of each Lot as directed by the contractor in containers approved by the contractor or the Board of Directors.

(b) No trash, leaves, paper, wood or similar material may be burned on any Lot, Common Area or Open Area. This shall not apply to material or debris from construction that may be burned by Declarant or a Builder on a vacant Lot or area of the Development in which there are no occupied Living Units.

5. Mailboxes and Newspaper Tubes. The Declarant or the Association shall erect structures or facilities for mailboxes and newspaper tubes to be maintained by the Association that each Living Unit shall be required to use. Such structures or facilities shall also have a blank surface suitable for the posting of notices and messages to and among members and the Board of Directors. Otherwise, only mailboxes and newspaper tubes meeting design standards established by the Board of Directors shall be permitted.

6. Wood or Propane Stoves. No wood stove or propane stove shall be installed, maintained or used on or within any Living Unit or Common Area, except a propane grill for cooking purposes only may be used and kept outdoors in rear yards.

7. Flags. No free standing pole or other structure for the display of flags may be erected or maintained on any Lot. One flag of not more than 3 feet by 4 feet in size may be displayed on a pole of not more than 6 feet in length affixed to the front or rear of a Living Unit. Official flags of the United States of America and the Commonwealth of Virginia may be so displayed without further permission. Otherwise, flags must be approved by the Board of Directors or a person or committee authorized by the Board to review and approve flags before it can be displayed.

8. Terraces and Decks. Any terrace or deck attached to a Living Unit must be kept in good repair and in an orderly condition so as not to detract from the neat appearance of the Development. In this regard, no personal property may be stored or kept on a terrace or deck other than furnishings in daily use. The Board of Directors, in its sole discretion, may determine whether a terrace or deck is orderly. If any Owner or resident shall fail to keep a terrace or deck orderly, the Board of Directors may have any objectionable items removed so as to restore its orderly appearance, without liability therefor, and charge the Owner of the Unit for any costs incurred in the process. No flags, pennants or apparatus for holding a pole or other connection for a flag or pennant and no lines or apparatus for hanging plants or any other material or item shall be attached to the railings or posts installed on the exterior of any terrace or deck. No cooking or grilling of food on a grill or stove fueled by charcoal, gas, propane, or other flammable substance shall be conducted on a terrace or deck. The Board of Directors shall have the authority to establish aggregate or individual weight limits for furnishings and property placed on a terrace or deck. No roof may be constructed or installed over a terrace or deck and no terrace or deck may be enclosed other than by a railing not exceeding three feet in height.

9. Leases. Leases shall be valid only if the tenant acknowledges receipt of a copy of the Declaration and the Rules and Regulations of the Association and the lease shall state such acknowledgment. Approved lease language meeting this requirement may be provided by the Board of Directors.

10. Limits on Occupancy of Living Units. In addition to the restrictions and limitations set forth in the Declaration, no Unit may be occupied on a regular basis by more than six persons. A regular basis shall mean overnight occupancy by any person for a period of more than fourteen days within any period of ninety days without written permission of the Board of Directors or its duly authorized officer or representative.

11. Nuisances. No Owner or occupant of a Living Unit shall engage in, create or permit any activity or condition in a Living Unit, Lot or Common Area which shall create or emit any odor or noise of sufficient strength or volume to be perceptible or disturbing in any other Living Unit or otherwise interfere with the rights, comforts or convenience of the occupants of other Living Units. The volume of any radio, television, musical instrument or other sound producing device in a Living Unit shall be kept sufficiently reduced at all times so as not to disturb the occupants of any other Living Unit. This shall not apply to temporary situations involving construction, cleaning or repair of a Living Unit on a Lot or landscaping or improvements within a Common Area.

12. Notices of Meetings. The Board of Directors shall post copies of notices of meetings of the members or directors of the Association on structures or facilities for mailboxes. Notices of meetings of the members shall be posted no less than fourteen (14) days prior to the date of a Regular Meeting and no less than seven (7) days prior to the date of a Special Meeting. Notices of meetings of the board of directors shall be posted no less than five (5) days prior to the date of a regular meeting or no less than three (3) days prior to a special meeting.

13. Communications Among Members and the Board of Directors. Members may post messages and communications to other members or directors at the structure or facility for the mailbox of the receiving member or director. The Board of Directors may also designate one or more officers or members of the Association living in the Development to receive communications to the Board at the residence of the designated person during such hours as the Board of Directors may from time to time specify in notice mailed or delivered to all Owners and the Declarant.

The foregoing Rules and Regulations were adopted by unanimous consent in writing of the Board of Directors of the Laxton Square Owners Association as of the 11th day of December, 2007.

Secretary

10113.001