

EXHIBIT C
RESTRICTIONS

- A. All dwellings shall be year-round construction, heated and fully insulated.
- B. No Lot shall be further subdivided to create additional buildable lots.
- C. Each Lot shall be used only for the purpose of single family dwellings and uses accessory thereto, subject to the terms of the Master Declaration and these Restrictions.
- D. The design of all dwellings shall, in general, be New England style Early American Colonial or neoclassical in theme and the use of traditional forms and design elements (e.g. pitched roofs, columns, arches, trellises, gable dormers, etc.) is encouraged.
- E. All dwellings and driveways shall be sited substantially as shown on the Subdivision Plan.
- F. Exterior walls of all structures shall be sheathed with either wood clapboard or white cedar shingles. Windows are recommended to have casings of a minimum of 3.5 inches wide and sills that are a minimum of 1 inch thick. All outside corners are recommended to have corner boards that are a minimum of 5.5 inches wide on each side. Special decorative panel motifs will be considered on an individual basis.
- G. Fenestration (windows, doors, skylights, etc.) shall be traditional in both style and context with the exterior solid wall mass to predominate on any major elevation.
- H. Primary roofs of all structures shall be pitched at a slope of approximately 8 to 12 inches of rise for every 12 inches of run. Secondary roofs (entrances, porches, porticos, etc.) shall be pitched at a slope of approximately 6 to 12 inches of rise for every 12 inches of run. All fascia and rakeboard trim to be a minimum of 7 inches wide except for secondary roofs. Chimneys shall be clad in brick, stone or stucco and may be finished with wood trim or casings.
- I. Each dwelling shall have a maximum floor area (including decks, porches and any garage) of 3,400 square feet, a maximum building footprint of 1,700 square feet (including any garage constructed at ground level but excluding decks, porches or any garage constructed under the first floor of the house) and a maximum of four (4) bedrooms. Basements or cellars shall not be included in the floor area unless finished.
- J. All individual site lighting shall be non-glaring and subdued in nature. No exterior flood or spotlights shall point to or be a detriment to abutting properties.
- K. Fencing along property lines shall be of an acceptable traditional style such as picket (open or capped) or wood rail. Screen fence shall be traditional lattice, 6 inch board, or a combination of these elements.
- L. Signs shall conform in all respects to the standard Tashmoo Wood signage.
- M. Any construction, alteration, and replacement of Improvements shall be diligently prosecuted to full completion, but in any event, shall be substantially completed within one year of the date the building permit is issued, if applicable, or otherwise, within one (1) year of commencement. The Lot Owner shall ensure that dust and noise during construction are limited by reasonable control measures. Construction shall be permitted only during day light hours. Construction materials, dirt piles, non-decorative rocks, and debris shall be removed from the Lot promptly at the end of construction.
- N. In the event construction of the house on the Premises is not completed within one year from the date of commencement of any kind of construction work, including without limitation, site clearing or preparation or excavation work, Seller (a) shall

have the right to enforce this provision by specific performance and (b) retains the development and other rights (in common with the Buyer) to complete construction of the house in accordance with Buyer's Plans and Specifications and (c) shall be indemnified and held harmless from all costs, expenses and damages, including legal fees and costs, incurred in connection with enforcing or exercising its rights under (a) and (b) above. Seller shall have the right to assign all its rights hereunder to the Tashmoo Wood Property Owners Association (TWPOA).

- O. All structures, driveways, walks, septic systems, lawns and landscaping and other improvements ("Improvements") on each Lot shall be maintained by the Lot Owner in a reasonably clean, neat, and trim condition and, if applicable, in good working order, and when necessary, the Improvements shall be repaired and replaced. Any dead trees, trash, debris and garbage on any Lot from time to time shall be promptly removed. All exterior portions of the Improvements shall be kept in a manner substantially similar to the original architectural design as constructed (unless differences are approved by the TWPOA Board or Architectural Control Committee) including, but not limited to, substantially similar color schemes and exterior materials.
- P. The Buyer shall use only an experienced, qualified and reputable builder who shall be subject to Seller's approval, not to be unreasonably withheld. Buyer shall have the right to assign that approval right to the TWPOA.
- Q. All siding shall be painted or stained wood and all trim shall be painted white. Siding paint colors shall be subject to approval of the Seller and the Architectural Control Committee.