

EXHIBIT C

INITIAL RULES AND REGULATIONS FOR VINTAGE CREEK

The following Rules and Regulations shall apply to all of VINTAGE CREEK until such time as they are amended, modified, repealed or limited by the Declarant or Association pursuant to the Declaration.

1. General. VINTAGE CREEK shall be used only for residential single family dwellings and related purposes (which includes, but is not limited to, an office for any real estate broker retained by Declarant to assist in the sale of Lots, offices for any property manager retained by the Association, or business offices for Declarant or the Association) consistent with the Declaration.
2. Restrictions. The following activities are prohibited in VINTAGE CREEK unless expressly authorized by, and then subject to such conditions as may be imposed by, the Board (provided, the Board shall have no obligation to take action to prevent any such activities):
 - 2.1 Parking. Parking any vehicles on public or private streets or thoroughfares, or parking of commercial vehicles or equipment, mobile homes, recreational vehicles, golf carts, boats and other watercraft, trailers, construction equipment, construction vehicles, tractors, semi-trucks, flatbed trucks, heavy equipment, service vehicles, stored vehicles, or inoperable vehicles in places other than enclosed garages; provided, construction, service and delivery vehicles shall be exempt from this provision for such period of time as is reasonably necessary to provide service or to make a delivery to a Lot or the Common Area, but for no longer than a twenty four (24) hour period;
 - 2.2 Pets. Raising, breeding, or keeping animals, livestock, or poultry of any kind is prohibited, except that a reasonable number of dogs, cats, or other usual and common household pets may be permitted in a Lot. No more than three dogs and cats shall be allowed on any one Lot at any time. Any pets which are permitted to roam free, or, in the sole discretion of the Board, make objectionable noise, endanger the health or safety of, or constitute a nuisance or inconvenience to the occupants of other Lots shall be removed upon the Board's request. If the pet owner fails to honor such request, the Board may remove the pet. Dogs shall be kept on a leash or otherwise confined in a manner Acceptable to the Board whenever outside the dwelling. Certain breeds of dogs may be prohibited under all circumstances in VINTAGE CREEK, and as of these initial Rules, dogs of pit bull breed are prohibited. Pets shall be registered, licensed and inoculated as required by law;
 - 2.3 Noxious, Offensive Activity. Any activity which emits foul or obnoxious odors outside the Lot or creates noise or other conditions which tend to disturb the peace or threaten the safety of the occupants of other Lots;
 - 2.4 Violations of Law. Any activity that violates local, state, or federal laws or regulations;
 - 2.5 Unclean Environment. Activities that tend to cause an unclean, unhealthy, or untidy condition to exist outside of enclosed structures on the Lot;
 - 2.6 Common Area Uses. Any noxious or offensive activity which in the reasonable determination of the Board tends to cause embarrassment, discomfort, annoyance, or nuisance to persons using the Common Area or to the occupants of other Lots;
 - 2.7 Burning. Outside burning of trash, leaves, debris, or other materials;
 - 2.8 Audible Discharge. Use or discharge of any radio, loudspeaker, horn, whistle, bell, or other sound device so as to be audible to occupants of other Lots, except alarm devices used exclusively for security purposes;

2.9 Firecrackers, Firearms and Explosives. Use and discharge of firecrackers and other fireworks, firearms, and other explosives;

2.10 Dumping. Dumping grass clippings, leaves or other debris, petroleum products, fertilizers, or other potentially hazardous or toxic substances on any Lot or Common Area and in any drainage ditch, stream, pond, or lake, or elsewhere within VINTAGE CREEK, except that fertilizers may be applied to landscaping on Lots provided care is taken to minimize runoff;

2.11 Accumulation of Debris. Accumulation of rubbish, trash, or garbage except between regular garbage pick-ups, and then only in approved containers;

2.12 Obstructions. Obstruction or altering drainage flows after location and installation of drainage swales, storm sewers, or storm drains, except that Declarant and the Association shall have such right;

2.13 Subdivision of Lots. Subdivision of a Lot into two or more Lots, or changing the boundary lines of any Lot after a subdivision plat including such Lot has been approved and Recorded, except that Declarant shall be permitted to subdivide or replat Lots which it owns;

2.14 Use of Water Areas. Swimming, boating, use of flotation devices, or other active use of lakes, ponds, streams, or other bodies of water within VINTAGE CREEK. The Declarant and/or Association shall not be responsible for any loss, damage, or injury to any person or property arising out of the authorized or unauthorized use of rivers, lakes, ponds, streams or other bodies of water within or adjacent to VINTAGE CREEK;

2.15 Combustible Materials. On-site storage of gasoline, heating, or other fuels, except that a reasonable amount of fuel may be stored on each Lot for emergency purposes and operation of lawn mowers and similar tools or equipment, and the Association shall be permitted to store fuel for operation of maintenance vehicles, generators, and similar equipment.

2.16 Business Uses. Any business, trade, or similar activity, whether for-profit or non-profit, except that an Owner or occupant residing in a Lot may conduct business activities within the Lot so long as:

- A. the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from outside the Lot;
- B. the business activity conforms to all zoning requirements for VINTAGE CREEK;
- C. the business activity does not involve door-to-door solicitation of residents of VINTAGE CREEK or constitutes a day care facility;
- D. the business activity does not, in the Board's reasonable judgment, generate a level of vehicular or pedestrian traffic or a number of vehicles being parked in VINTAGE CREEK which is noticeably greater than that which is typical of Lots in which no business activity is being conducted; and
- E. the business activity is consistent with the residential character of VINTAGE CREEK and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of VINTAGE CREEK, as may be determined in the Board's sole discretion.

Leasing of a Lot shall not be considered a business or trade. This subsection shall not apply to any activity conducted by Declarant or a Builder approved by Declarant with respect to its development and sale of VINTAGE CREEK or its use of any Lots which it owns within VINTAGE CREEK.

2.17 Garage Conversions. Conversion of any carport or garage to space for use as living area on any Lot;

2.18 Operation of Motorized Vehicles. Operation of motorized vehicles, including but not limited to motorcycles, scooters, mopeds, go-carts, and golf carts, on sidewalks, pathways or trails, except that motorized carts may be operated by those requiring the same for medical purposes; and

2.19 Construction Activities. Any construction, erection, placement, or Modification, permanently or temporarily, on the outside portions of the Lot, whether such portion is improved or unimproved, except in strict compliance with the provisions of the Declaration, the ARB, and the Design Review Guidelines. This shall include, without limitation, signs, basketball hoops, swing sets, trampolines, bike ramps, and similar sports and play equipment; clotheslines; garbage cans; woodpiles; above-ground swimming pools; and hedges, walls, dog runs, animal pens, or fences of any kind; satellite dishes and antennas, etc.

2.20 Drones. No drone or flying aircraft shall be used to infringe upon the privacy or security of Owners. All use of drones or other flying aircraft is done so at the sole risk of the respective operator.

3. Prohibited Conditions. The following shall be prohibited at VINTAGE CREEK:

3.1 Plants, animals, devices, or other things whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of VINTAGE CREEK;

3.2 Structures, equipment, or other items on the exterior portions of a Lot which have become dilapidated, or otherwise fallen into disrepair; and

3.3 Sprinkler or irrigation systems or wells of any type which draw upon water from lakes, creeks, streams, rivers, ponds, wetlands, canals, or other ground or surface waters within VINTAGE CREEK, except that Declarant and the Association shall have the right to draw water from such sources.

3.4 Outbuildings, Temporary Structures. Except as otherwise provided in the Design Review Guidelines, no temporary sheds, outbuildings, or temporary accessory buildings are allowed. Any sheds, outbuildings, or accessory buildings of any type or nature must obtain ARB approval prior to installation.

4. Leasing of Dwellings. “Leasing, leased, and lease” for purposes of this Section 4, is defined as regular, exclusive occupancy of a dwelling by any person, other than the Owner for which the Owner receives any consideration or benefit, including, but not limited to, a fee, service, gratuity, or compensation. “Owner Occupied Units” are defined for purposes of this Section 4 as dwellings occupied solely by the Owner, the members of the family of the Owner or other guests and invitees of the Owner who occupy without the payment of rent, as the occupant’s principal residence or second home. All Persons who intend to lease a dwelling or Lot in any manner, shall provide written notice to the Association and Declarant within thirty (30) days of signing any lease on the Lot. The Association will keep a record of the Owner Occupied Units and leased Units. Each lease shall be for a term of no less than 12 months and each lessee shall expressly agree to the terms of the Documents.

4.1 Leasing Restricted. Within VINTAGE CREEK, dwellings and Lots may be leased, provided the total percentage of leased Lots within the VINTAGE CREEK shall not exceed ten percent (10%) of the total number of Lots within VINTAGE CREEK. Upon the occurrence of a decrease below the 10% leasing restriction of Lots within VINTAGE CREEK, Lots will be permitted to be leased on a first requested, first permitted basis, until the number of units which are leased reaches 10%, at which time no further Lots shall be leased until the number of leased Lots drops below 10%. The Leasing restrictions do not apply to the Declarant or affiliated entities of Declarant.

4.0 Professional Management Restrictions.

4.1 “Professional Manager” shall mean a person or entity that professionally manages residential real estate and has been a licensed real estate broker or sales associate within the State of Oklahoma, and has been so licensed for a period of no less than three (3) years from the date such person seeks to manage a Lot in VINTAGE CREEK;

4.2 Leased Lot Requirements.

A. Professional Management. Each Leased Lot shall be Professionally Managed by a Professional Manager, and prior to the date any Lot shall become a Leased Lot, each Professional Manager shall provide the following to the Association:

- i. Name, business address, mobile and office telephone and facsimile numbers, and email address for the individual Professional Manager;
- ii. Professional Manager entity name, business address, telephone and facsimile numbers, and email address for the entity Manager;
- iii. Date first began property management of residential real estate;
- iv. Five representative property address references and contacts; and
- v. Copies of adequate insurance coverage, including but not limited to liability and casualty on each structure located on the Leased Lot.

B. Familiarity with Documents. Each Professional Manager, their staff, employees, and agents shall demonstrate a familiarity with the Documents, and shall agree to review the same with each tenant, lessee, or occupant. Each Professional Manager and Leased Lot/Unit Owner shall acknowledge the existence of the Declaration and Documents and shall expressly agree that the Leased Lot shall be maintained in conformity to such, each personally agreeing to bear any expense incurred by the Declarant and Association in bringing the Leased Lot into compliance with the Documents.

C. Leased Lot Sign Restrictions. Each Professional Manager shall comply with any applicable sign restriction contained within the Design Review Guidelines to the Addition. No For Rent or For Lease signs shall be allowed to be placed on any Lot for any length of time in any location.