CONDOMINIUM RULES

RIVER RUN MOTEL CONDOMINIUM II

These Condominium Rules are adopted for the benefit of owners of condominiums at the River Run Motel Condominium II ("River Run"). They are intended to contribute to preserving the clean and attractive environment and to assuring the peaceful enjoyment of River Run. They are also intended to protect and enhance the value of the Owners' property. They are not designed to unduly restrict or burden the use of the property.

All Owners at River Run and their families, tenants, guests, invitees and licensees are expected to abide by these Rules which are meant to supplement the provisions of the Declaration and Bylaws.

1. ADDITIONS TO EXTERIOR OF BUILDINGS. Changes affecting the appearance of the exterior of buildings, such as decorations, awnings, antennas, signs, screens, sun shades and covers, air conditioning equipment, fans, or similar changes are to be made only with the consent of the Board of Directors of the River Run Motel Condominium (the "Board"). In the case of television antennas, when a master TV antenna or a community TV system becomes available, any antennas installed by Owners pursuant to the consent of the Board must be removed regardless of whether an individual Owner makes use of the master antenna or community system.

2. NOISE. Everyone will be expected to exercise extreme care to avoid unnecessary noise and at no time are musical instruments, radios, phonographs or TV to be so loud as to disturb others. Noise levels shall be reduced after 10:00 p.m. so that neighbors are not disturbed.

3. LITTERING. There will be no littering. Paper, cans, bottles, cigarette butts, food and other trash are to be disposed only in appropriate trash containers and under no circumstances are such items to be dropped or left on the grounds or other Common Area.

4. OUTDOOR EQUIPMENT. Bicycles, sporting goods, cooking equipment, baby carriages, lawn furniture and other personal articles and equipment, except firewood, shall not be left outside a Unit, and when in use on the Common Area shall be maintained and used in accordance with Rule 5. Firewood which is not kept within a Unit or within an enclosed storage area shall be piled neatly and stored in accordance with the instructions of the Board.

5. IMPROPER USE OF COMMON AREA. There shall be no use of Common Area which injures or scars the Common Area or the plantings thereon, increases the maintenance thereof, or causes unreasonable embarrassment, disturbance or annoyance to other Owners in their enjoyment of River Run.

6. OUTSIDE ACTIVITIES. There shall be no organized sports activities, picnicking or fires, except in areas approved by the Board. Only charcoal fires in protective metal barbecue containers may be used in such approved areas and provided that such fires are carefully guarded and not hazardous to buildings or other property.

7. PLANTING OF FLOWERS. Owners will be permitted to plant flowers in areas approved by the Board. Such plantings shall be at the Owner's expense and subject to standards as to location, use, and maintenance established by the Board from time to time.

8. PARKING SPACES. Each Unit is entitled to one parking area, and Owners and their tenants will be responsible to see that neither they nor their guests, invitees or licensees interfere with the right of other Owners and their tenants to exercise this privilege.

9. MOTORBIKES, BOATS, TRAILERS, ETC. No motor and mini-bikes, trucks, mobile homes, boats, trailers, campers, snowmobiles, or terrain vehicles shall be parked overnight within River Run except with permission of the Board.

10. SPEED LIMIT. The speed limit for all vehicles within River Run is 10 mph.

11. CHILDREN AND GUESTS. Owners and tenants shall be held responsible for the actions of their family, guests, invitees and licensees. If occupancy by tenants or guests creates a nuisance to other Owners, the Board shall have the right to require that the offensive tenants or guests leave.

12. PASSKEY. The Board may retain a passkey to each Unit. No Owner may alter any lock or install a new lock on

any door leading into the Unit of such Owner without the prior consent of the Board. If such consent is given, the Owner shall provide the Board with a key for its use. It is not intended that an Owner's privacy be intruded upon, and such key shall not be used except in a personal or property emergency to gain access to such Unit.

13. Payment of Assessments. All assessments for Common Expenses are due and payable by check or money order on the first day of each month. Payment shall be made at the Association office on the premises, if any, or shall be mailed to the Treasurer of the River Run Unit Owners Association at the address designated for that purpose.

14. CONSENT REVOCABLE. Any consent or approval of the Board or its authorized agent given under these Rules shall be revocable at any time.

15. COMPLAINTS. Complaints of violations of these Rules should be made to the Board or its authorized agent, either verbally or in writing. If the Owner does not receive satisfaction from such authorized agent, or if there is no authorized agent at that time, he should put his complaint in writing and forward it to the Board. If the Board feels that the complaint is justified, it will take whatever action it deems necessary. The complainant will be notified in writing by the Board as to what action has been taken.

15. AMENDMENT. These Condominium Rules may be revised in any way at any time by the Board as conditions warrant, provided that a written communication is sent to each Owner advising him of the change.

17. DELEGATION OF POWERS. The Board, in its discretion, may delegate its powers and duties with respect to the granting of consents, approvals and permissions under these Rules, to any person or other agent.