

EXHIBIT C

LAND USE RESTRICTIONS
FOR
COMMUNITY ASSOCIATIONGeneral

1. The Spring Chase Community Association, Inc., (the "Association") reserves the right to alter, amend, modify, repeal, or revoke these Restrictions at any time by resolution of the Association acting through its Board of Directors.

2. Wherever in these Restrictions reference is made to "Owner," such term shall apply to the owner of any Residential Unit, family, tenants whether in residence or not, agents, visitors, guests, invitees, or licensees. Wherever in these Restrictions reference is made to the Association, such term shall apply to the Association and the Managing Agent or Management Company when same are acting on behalf of the Association.

3. The Owners shall comply with all of the Restrictions hereinafter set forth.

Restrictions on Use

4. No part of the Property shall be used for any purpose except residential, recreational, and related purposes.

5. There shall be no obstruction of the Common Areas. Nothing shall be stored on the Common Areas without the prior consent of the Board of Directors except as herein or in the By-Laws expressly provided.

6. Nothing shall be done or kept by an Owner in any Common Area which will increase the Association's rate of insurance without the prior written consent of the Board of Directors.

7. Each Owner shall keep his Residential Unit in a good state of preservation, repair, and cleanliness.

8. No noxious or offensive activity shall be carried on in any Residential Unit or on the Common Area, nor shall anything be done therein which may be or become an annoyance or nuisance to the other Owners. No Owner shall make or permit anything to occur which will interfere with the rights, comforts, or convenience of other Owners.

9. No industry, business, trade, occupancy, or profession of any kind, commercial, religious, educational, or otherwise, designed for profit, altruism, exploitation, or otherwise, shall be conducted, maintained, or permitted on any part of the Property without the prior consent of the Board of Directors, nor

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shall any "For Sale," "For Rent," or "For Lease" signs or other window displays or advertising be maintained or permitted on any part of the Property, nor shall any Residential Unit be used or rented for transient, hotel, or motel purposes. The right is reserved by the Declarant and the Board of Directors or the Managing Agent, to place "For Sale," "For Rent," or "For Lease" signs on any unsold or unoccupied Residential Unit, and the right is hereby given to any Mortgagee who may become the Owner of any Residential unit to place such signs on any unit owned by such Mortgagee, but in no event will any sign be larger than one foot by two feet.

10. No Owner shall cause or permit anything to be hung, displayed, or exposed on the exterior of a Residential Unit, whether through or upon windows, doors, or masonry. The prohibition herein includes without limitation laundry, clothing, rugs, signs, radio, or television antennas.

11. No Owner shall erect any satellite dishes within the Property without the prior consent of the Board of Directors.

12. No Residential Unit shall be used for any unlawful purpose and no Owner shall do or permit any unlawful act in or upon his Residential Unit.

Pet Rules

13. Animals are only permitted to the extent set forth in Section 8 of Article XII of the Declaration.

14. Pet Owners are fully responsible for personal injuries and/or property damage caused by their pets within the Property.

15. Within the Common Areas, pets must be leashed; leashes may not exceed six feet in length.

16. Owners of pets walked upon the Common Areas must promptly clean up their pet's droppings in all Common Areas.

Parking

17. Unless otherwise authorized by the Association, no parking areas in the Common Areas may be used for any purpose other than parking automobiles. No buses, trucks, trailers, boats, recreational or commercial vehicles shall be parked in the parking areas or in driveways except in such areas, if any, specifically designated for such parking by the Board of Directors. All vehicles must have current license plates and be in operating condition.

18. All Owners shall observe and abide by all parking and traffic regulations as posted by the Association or by municipal authorities. Vehicles parked in violation of any such

regulations may be towed away at the vehicle owner's sole risk and expense.

Recreational Facilities

19. All persons using any of the recreational facilities do so at their own risk and sole responsibility. The Association does not assume responsibility for any occurrence, accident, or injury in connection with such use. No Owner shall make any claim against the Association, its servants, agents, or employees, for or on account of any loss or damage to life, limb, or property sustained as a result of or in connection with any such use of any of the recreational facilities.

Suspension of Right to Use Recreational Facilities

20. In addition to all other rights which the Board of Directors has for nonpayment of assessments, the Board of Directors of the Association shall have the right to bar the use by an Owner of any of the recreational facilities for failure to make payment of any assessments or fees due as provided for in the Declaration and/or By-Laws of the Association.

Association

21. All charges and assessments imposed by the Association are due and payable on the first day of each month, unless otherwise specified. Payment shall be made at the Managing Agent's office by check or money order. Cash will not be accepted.

22. Complaints regarding the management of the Common Areas or regarding actions of other Owners shall be made in writing to the Managing Agent or the Board of Directors. No Owner shall direct, supervise, or in any manner attempt to assert control over or request favors of any employee of the Managing Agent or the Association.

23. The planting of plants, flowers, trees, shrubbery, and crops of any type is prohibited anywhere on the Common Areas without the prior written consent of the Board of Directors excluding Garden Plots as shown on the approved Landscaping and Open Space Plan shown in Exhibit B.