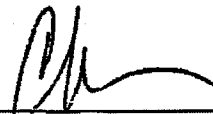


**ACTION BY UNANIMOUS CONSENT OF
THE DIRECTORS OF
PARTRIDGE FARMS AREA ASSOCIATION, INC.
IN SPECIAL MEETING OF THE DIRECTORS
OF PARTRIDGE FARMS AREA ASSOCIATION, INC.**

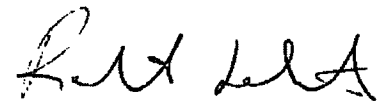
We, the undersigned, being all of the Class A, Class B and Class C Directors of Partridge Farms Area Association, Inc. (the "Association"), as of the date hereof, and pursuant to i) Title 11B of Vermont Statutes Annotated, Section 8.21, and ii) Section 3.14 of the Bylaws of the Partridge Farms Area Association, Inc., do hereby unanimously consent in writing to the adoption of the following resolutions and to the actions which they authorize and ratify, and waive all notice requirements relating to these resolutions and the meetings which they replace, all in lieu of actions taken at a duly called and held special meeting of the Directors of the Association, and we do hereby direct that a copy of this written consent be inserted in the Association's corporate record book.

RESOLVED, that consistent with the authority granted under Article III, Section 3.02(f) of the Bylaws of the Association, the Rules and Regulations attached and appended hereto are hereby made and adopted by the Board of Directors as Rules and Regulations of the Association.

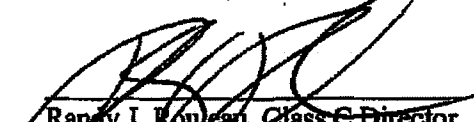
Date: 2/14/2013


Charles Warner, Class A Director

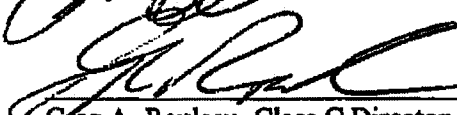
Date: 4-3-2013


Robert Lehmert, Class B Director

Date: 2/14/13


Randy J. Rouleau, Class C Director

Date: 02-14-2013


Greg A. Rouleau, Class C Director

Date: 2/14/13


Marilynn Rouleau, Class C Director

Randy J. Rouleau

From: Randy J. Rouleau
Sent: Wednesday, April 03, 2013 4:00 PM
To: David Bookchin Esq. (bookchin.bbdlaw@comcast.net)
Subject: FINAL - PFAA Rules & Regulations
Attachments: RanMarPFR13040316560.pdf; PFAA - Rules and Regulations_04-03-2013.docx

Dave,

See attached FINAL - PFAA Rules & Regulations

Thanks,

Randy J. Rouleau
(P) 802-223-9569
(F) 888-729-4115

CONFIDENTIALITY NOTICE: <http://www.ran-mar.com/rm/confidentialitynotice.htm> This email transmittal and the information contained in and/or attached to it may contain confidential, copyrighted, or other legally protected information intended only for the use of the individual or entity to whom it is addressed and may be subject to legal privilege. If you have received this email in error, please notify your system manager and us immediately by reply email and delete the email transmittal and any attachments from your system. Thank you!

-----Original Message-----

From: RAN-MAR_SCANNER@192.168.00.04 [mailto:RAN-MAR_SCANNER@192.168.00.04]
Sent: Wednesday, April 03, 2013 5:56 PM
To: Randy J. Rouleau
Subject: E-mail message from RanMarPFRoad



PARTRIDGE FARMS AREA ASSOCIATION, INC.

RULES AND REGULATIONS

Whereas it is in the common interest of owners and residents of the Partridge Farms Planned Residential Development to maintain minimum community standards of appearance, use, and conduct, the following rules and regulations (the "Rules") supplement the protective covenants and controls set forth in Article 2, Sections 2.01, 2.04, 2.04.1 and 2.04.2 of the Area Association and Declaration of Covenants, Conditions and Restrictions (the "Declaration") of the Partridge Farms Planned Residential Development in Berlin, Vermont:

1. No construction or development of any kind upon or to a lot, or improvement, addition or deletion of a structure of any kind, including, without limitation, any building, fence, wall, roof, screen enclosure, storm shutters, awning, permanent or semi-permanent lawn ornament, drain, swimming pool, driveway, or other improvement shall be commenced, erected, placed or maintained upon any lot, nor shall any addition, change, alteration, repair or replacement therein or thereof, including painting or staining of any improvement or structure, be made unless and until the plans, specifications, samples and location of the same shall have been submitted to, and approved in writing by the Architectural Control Committee (the "ACC") pursuant to the procedures established in the Declaration. All plans and specifications shall be evaluated as to harmony of external design and location in relation to surrounding structures and topography. All structures must be maintained in the color range of the existing community.
2. Any lot owner seeking approval from the ACC shall be required to submit to the ACC two complete sets of all plans and specifications for any improvement or structure of any kind, including, without limitation, any building, fence, wall, swimming pool, enclosure, roof, sewer, drain, decorative building, landscape device, driveway, object or other improvement, the construction or placement of which is proposed upon any lot. Such specifications shall state the size and duration of any required temporary refuse or storage bin or container. The ACC may require such additional information as may reasonably be necessary for the ACC to completely evaluate the proposed structure or improvement in accordance with the Declaration and these Rules.
3. The ACC may approve or disapprove any improvement or structure of any kind, including without limitation, any building, fence, wall, swimming pool, screen enclosure, drain, driveway, or other improvement or change or modification thereto, the construction, erection, performance or placement of which is proposed upon any lot, and which is visible from the outside of any lot, provided, however, that the ACC shall not be unreasonable in approving building plans, providing that they meet the minimum standards set forth in the Declaration and these Rules.
4. Only single family dwellings (as that term is customarily defined) and associated appurtenants approved by the ACC shall be permitted to be developed on the individual lots, and undeveloped lots shall not be used for parking or storage. Nothing shall be done or maintained on any lot which may be or become a nuisance to the neighborhood. Each lot owner shall regulate the use of his/her home to minimize noise so as not to disturb other residents. This restriction shall not be construed to prohibit any owner from maintaining a personal or professional library, from



keeping his personal, business or professional telephone calls or written correspondence in and from his unit. Such uses are expressly declared customarily incident to residential use.

5. Section 2.04.1(k) of the Declaration provides that “No lot shall be used in a fashion that unreasonably interferes with the lot owners’ right to use and enjoy their respective properties. The Architectural Control Committee shall determine whether any given use of a lot unreasonably interferes with those rights, and such determination shall be conclusive.” These Rules including the following provisions shall serve as further guidance, but not as a limitation, for the ACC in enforcing the foregoing mandate:
 - a. No tents, trailers, shacks, tanks or temporary or accessory buildings or structures shall be erected or permitted to remain on any lot without the express written approval of the ACC.
 - b. Antennas and satellite dishes may be affixed to the exterior of single family residences and condominium units only at such locations as approved and subject to any limitations imposed by the ACC.
 - c. Without the express written permission of the ACC, no boats, trucks, commercial vehicles, trailers, recreational vehicles, motor homes, or other motor vehicles, shall be placed, parked or stored upon any Common Area for any period of time in excess of eight (8) hours, or on a driveway or lawn or other exterior area located upon any lot except (i) for automobiles temporarily parked thereon by visitors of lot owners and (ii) that the occupants of a lot may park their noncommercial vehicles and pickup trucks on the driveway of their respective lot; nor shall any maintenance or repair be performed upon any boat, trailer, recreational vehicle, motor home, or other motor vehicle not owned or controlled by the Association, unless said maintenance or repair is within a building where totally isolated from public view or in the alternative if in the homeowners driveway it is completed in a single day lasting from dawn to dusk. For the purpose of this paragraph, a commercial vehicle shall mean any motor vehicle for which the driver/operator shall be required to have a valid commercial driver’s license (CDL) under the laws of the State of Vermont or the rules and regulations adopted by the Vermont Department of Motor Vehicles.
 - d. All single family dwellings located on lots shall include an attached garage capable of parking two automobiles. All garage doors must remain closed except (i) upon entering or exiting the garage, and (ii) a garage door may remain temporarily open during periods that a person is substantially physically present in the garage unit for the purpose of using the garage space.
 - e. All areas not covered by structures, walk ways, or paved parking facilities shall be maintained as a lawn or landscape areas, provided, however, that a lot owner may maintain a garden on a lot to the side or rear of a single family residence at a location approved by the ACC. No stones, gravel or paving of any types shall be used as a lawn.
 - f. Nothing shall be done or maintained on any lot, or the Common Areas which may be or become unsightly or a nuisance to the Partridge Farms Planned Residential Development.



- g. No sign of any kind shall be displayed to public view on any lot or Common Area, except a sign identifying the Partridge Farms Planned Residential Development, street or traffic control signs, or except as placed or approved by the Board of Directors in accordance with the Declaration. Lot Owners may maintain only those "For Sale" signs and security company signs which meet the approval of the ACC. Signs dealing with elections, community events, or garage/lawn sale events are limited to no more than two (2) per lot, may not exceed 24" by 24" and must be removed promptly after such event.
- h. No weeds, underbrush or other unsightly growth shall be permitted to grow or remain upon any lot and no refuse or unsightly object shall be placed or allowed to remain on any lot. Any property, structure, improvements and appurtenances shall be kept in a safe, clean, orderly and attractive condition. All lawns and landscaping shall be installed and maintained in a neat and orderly condition. No Lot Owners shall cut any trees with trunks of 4" or greater on lots without first obtaining approval from the ACC and any approved tree cutting shall, at a minimum, meet the requirements of Section 2.01(l) and (m) of the Declaration. Lot Owners shall regularly mow their lawns.
- i. Rubbish, trash, garbage and other waste materials shall be kept in sanitary containers which shall be kept in a neat condition and screened from view of neighboring lots. Sanitary containers shall not be kept or permitted upon the driveway of any lot or upon any other unscreened exterior area except for a reasonable period for refuse pickup to be accomplished.
- j. No more than a single gas tank not exceeding a 100 gallon capacity may be placed above ground on any lot as an appurtenance to a single family dwelling, and shall be located to the rear of the building with appropriate screening as approved by the ACC.
- k. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except as follows: The owner(s) of each lot may keep pets of a normal domesticated household type such as a cat or dog on the lot. The pets must be leashed at all times while on any of the Common Areas outside the lot. No pets shall be tied or kept outside on dog runs or similar devices. Each pet owner shall be responsible for the removal and disposal of their pet's body waste. The ability to keep a pet is a privilege, not a right, and the ACC may order and enforce the removal of any pet which becomes a reasonable source of annoyance or damage to other residents.
- l. No lot shall be increased in size by filling in any water retention or drainage area on which it abuts. Lot Owners shall not fill, dike, rip rap, block, divert or change the established water retention and drainage areas that have been or may be created by easement.
- m. No septic tank shall be installed, used, or maintained on any lot.
- n. All utility lines and lead-in wires, including but not limited to, electrical lines, cable television lines, water and sewerage located within the confines of any lot or lots shall be located underground.