

COMMUNITY GUIDELINES
FOR
NEWTOWN VILLAGE

To promote harmony among neighbors and to enhance the value and enjoyment of homes in Newtown Village, all Lot owners and occupants shall abide by the following Community Guidelines:

1. Vehicles

(a) Motorcycles, motor scooters, trail bikes, all terrain vehicles, ATV's, go-karts, snow mobiles and similar recreational vehicles should not be operated in Newtown Village; except that licensed motorcycles or motorbikes quietly operated by licensed drivers may be driven to and from a particular dwelling being occupied or visited by the driver.

(b) Vehicles should travel along the streets at a speed not exceeding twenty-five (25) miles per hour unless otherwise posted. All vehicles operated upon the streets should be used so as to avoid unnecessary noise and danger to others.

(c) Vehicles should not park, stop or stand in a way which impedes or prevents ready access to and from any other vehicle or driveway. No inoperable or unlicensed vehicle should be parked outside of any garage for more than forty-eight (48) hours. Vehicles of owners and occupants should not regularly be parked on the streets.

(d) The Newtown Village Service Corporation ("Corporation") has the right to cause any vehicle not conforming with these regulations to be moved or towed away, as necessary, at the offending owner's or operator's expense, and without liability for damage caused to the moved or towed vehicle.

2. Open Spaces

(a) The Corporation's maintenance responsibilities for open spaces, unless expanded by vote of the Lot owners, will be confined to cutting of grass and maintenance of drainage systems and playground equipment (if any). Lot owners and occupants should not undertake open space maintenance without the Corporation's written approval.

(b) Signs, woodpiles, structures, or other objects should not be erected or placed upon the open spaces except pursuant to the Corporation's prior written permission.

(c) Lawn chairs, tables, barbecues, game equipment, toys and other such items should be placed upon the open spaces only at such times and places as the Corporation may from time to time prescribe; and should be removed from the open spaces when not in use.

(d) No fires should be caused or permitted upon the open spaces, except pursuant to the Corporation's prior written permission.

(e) No refuse whatsoever, including leaves and cuttings, should be dumped upon the open spaces.

3. Homes

(a) Owners and occupants should not cause or permit any sign to be displayed, or any rug, laundry, aerial, fan, air-conditioner, wire or other object to hang or protrude, from any roof, wall, window or door; except the foregoing does not prohibit the display of customary holiday decorations or the American flag, subject to such specific limitations on type, manner of display, and duration as the Corporation may from time to time determine and publish in writing.

(b) All screens, screening and storm windows not installed by the Developer and visible from the streets are subject to the Corporation's prior written approval as to appearance, design, materials, and manner of installation.

(c) No exterior shades, awnings, or window guards visible from the streets should be used except with the Corporation's written approval.

(d) Shutters and window grids (muntons and mullions) installed by the Developer should not be removed for extended periods from any window that is visible from the streets.

(e) All draperies, curtains and blinds visible from the streets should be lined or of such material as to present a white or off-white appearance from the outside.

(f) Rugs should not be beaten on patios, decks, balconies, or outdoor living areas, nor should dust, rubbish, or litter be shaken, swept or thrown from any window, door, patio, balcony, or outdoor living area.

(g) Bicycles, toys, garbage cans, tires, tools, ladders, barbecues and other items should not be stored or left outside of any dwelling in a manner which can be viewed from the streets or any neighbor's home.

(h) Garage doors should remain closed except when opened for immediate ingress and egress.

(i) Television, radio and other electrical devices subject to volume control should not be played above moderate levels if any home owner or occupant objects. However, this does not prohibit occasional large parties or celebrations planned and conducted in accordance with written procedures (if any) established and circulated from time to time by the Corporation, which may include an advance notice or registration requirement.

(j) Garbage, trash and other refuse should be kept in tight, enclosed containers stored out-of-sight except for collection and removal purposes. Such containers should not remain outside for collection and removal purposes longer than twelve (12) consecutive hours.

(k) All lawns, shrubs and trees should be regularly mowed, raked and trimmed so as to maintain a neat and cared for appearance.

4. Pets

All dogs, cats and other permissible pets should be confined inside if they otherwise make noise reasonably annoying to neighboring residents. No more than four (4) ambulatory pets should be kept on or in any Lot or residence. Pets should run only upon their owner's Lots or upon open spaces where specifically designated by the Newtown Village Service Corporation, and only if leashed or under their owner's firm control. Residents should promptly clean up any solid wastes from their pets.

5. Developer's Exemptions

To the extent reasonably necessary or convenient for completion of construction of the community and all dwellings therein, Newtowne Road Development Corporation and their respective successors, agents, subcontractors and assigns (other than grantees of Lots) shall not, as to dwellings or site improvements under construction, unsold dwellings or Lots which remain unsold and are offered for sale, or with respect to construction vehicles and materials, be bound to observe the foregoing Guidelines.

6. Enforcement

The Corporation shall have the right to enforce these Guidelines against any owner or occupant (other than Declarant)

violating them, and may at the expense of the owner of any dwelling occupied by a tenant who has violated any of these rules, terminate occupancy of the dwelling by such person and all others with him, and change the locks to the dwelling to enforce such termination, all in accordance with the requirements of the Delaware Landlord-Tenant Code.

SECRETARY OF RECORDS

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