

EXHIBIT C

**RULES AND REGULATIONS
Doucet Landing, A Condominium**

Pursuant to the Declaration and Bylaws of Doucet Landing, A Condominium, and in order to assist the Condominium in providing for congenial occupancy, and the protection of the value of the Units, it is necessary that the Board of Directors have the right and authority to exercise reasonable control over the use of the Units. To carry out such responsibilities, the Board of Directors is authorized to adopt rules and regulations and to amend, supplement, and enforce the same from time to time. Pursuant to such authority, the Board of Directors adopt these Rules & Regulations. Violation of the following enumerated prohibitions shall not be permitted, and the Board of Directors is hereby authorized to take all steps necessary to prevent or discontinue any violations thereof, all at the expense of the violator, including, without limitation, the expense or any reasonable legal fees incurred in enforcing the following:

1. No advertisements, signs or posters of any kind shall be posted in or on the Property except as authorized by the Board. This restriction shall not apply to advertisements, signs or posters utilized by the Declarant, or its agents, in selling the Units.

2. No clothing, laundry, rugs, or wash shall be hung from or spread upon or from any window or exterior portion of a Unit or in or upon any Common Area without the prior written consent of the Board. All refuse and trash shall be placed in locations specifically designated by the Board, and no garbage or trash shall be permitted to remain in public view.

3. No animals shall be kept or maintained on the Property, nor shall common household pets be kept, bred, or maintained for commercial purposes on the Property except with the prior written consent of the Board of Directors. Pets shall not be permitted outside of Units unless they are accompanied by an adult person and carried or leashed. Each Owner shall obtain and maintain liability insurance on the pet and remove all excrement created by pets. The Board of Directors may make further provisions in the rules for the control and regulations of household pets in the Condominium. The Owner of a Unit where a pet is kept shall be responsible and may be assessed by the Board of Directors for all damages to the Property resulting from the maintenance of said pet, and any costs incurred by the Association in enforcing the Rules prescribed or to be prescribed by the Board of Directors for the control and regulation of pets in the Condominium. Failure to comply with the Declaration, Bylaws or Rules may result in the revocation or the Board's consent and immediate removal of the pet.

4. Owners, tenants, and guests shall exercise extreme care to avoid making unnecessary noise or creating a disturbance, including but not limited to the use of musical instruments, radios, televisions, and amplifiers that may unreasonably disturb others.

5. No nuisances shall be allowed on the Property nor shall any use or practice be allowed which is an unreasonable annoyance or which unreasonably interferes with the peaceful possession or proper use of the Condominium by others.

6. No Owner, tenant or guest shall allow the installation of wiring for electrical or telephone use, television antennae, satellite dish, air conditioning unit or other machine or equipment which protrudes through or is located on the Common Area of the Association except as permitted by Federal Law and only on the Limited Common Areas assigned to the Unit, but not without the prior written consent of the Board. No exterior addition, alteration or modification may be made to a Unit without the prior written consent of the Board of Directors.

7. No Unit or Common Area of the Condominium may be used for any unlawful, or improper purpose.

8. Nothing shall be done in any Unit or in, on, or to the Common Area which may impair the structural integrity of the Property, or which would structurally change a building or improvements thereon except as provided in the Declaration or these Bylaws. Nothing shall be altered or constructed in or removed from the Common Area, except upon the prior written consent of the Board or Directors.

9. No one shall place or cause to be placed in or on any Common Area any RV's, bicycles, furniture, packages, or objects of any kind.

10. The parking at this Association is limited to the garage stalls and to the Limited Common Areas driveway in front of such garage. No parking is permitted on the sidewalks, lawns, or surfaces of the private road network serving the Condominium. No commercial vehicles, RV's, trailers, motorcycles, motorbikes, snowmobiles, or other vehicles may be stored on the Common Area without the prior written consent of the Board of Directors. All vehicles parked on the Property must be registered, licensed, and always insured. No RV's, trailers, motorcycles, motorbikes, snowmobiles, or other off-road vehicles may be operated on the common Property except by licensed drivers on the existing roadways and in compliance with all New Hampshire Laws.

11. No Owner, or their tenant, guest, or invitee, shall impede access to any casement granted to a third party, including, without limitation, the access casement granted with respect to the communications tower.

12. Garages must be kept closed except when entering and exiting and no hazardous material may be stored in the garages. The Board of Directors shall make and enforce Rules and Regulations governing parking and may further limit the number, type and location of the vehicles parked on the Common Areas of the Property.

13. No one, tenant or guest shall direct or engage any employee of the Condominium or its management company on any private business, nor shall they direct, supervise or in any manner attempt to assert control over any such employee.

14. No activity shall be done or maintained in any Unit or upon any Common Area, including Limited Common Area, which will increase the rate or insurance on any Unit or Common Area or result in the cancellation or insurance thereon, unless such activity is first approved in writing by the Board of Directors. No waste shall be committed in the Common Area.

15. An Owner shall grant a right of access to his Unit to the Board of Directors and the Manager and to any other person authorized by the Board for the purpose of making inspections or for the purpose of correcting any conditions originating in the Unit and threatening another Unit or Common Area, and for the purpose of performing installation, alterations or repairs to the mechanical or electrical services or other Common Area in the building, provided that requests for entry are made in advance and that any such entry is at a time reasonably convenient to the Owner. In case of any emergency, such right of entry shall be immediate whether the Owner is present at the time or not.

16. The Board of Directors shall have the power to waive any provision of the Declaration, Bylaws or Rules to accommodate any disabled residents and comply with the provisions of Federal and State Law.

17. The Board of Directors shall have the power to regulate the use and operation of the amenities within the Common Areas, provided that such regulations are not contrary to or inconsistent with the Condominium Act, the Declaration, the Bylaws, or any local rule, regulation, or ordinance or the City of Nashua.

18. Copies of the Residency Regulations shall be furnished by the Board of Directors to each Owner prior to the time when the same shall become effective, which may, at the discretion of the Board, be accomplished by posting the Rule on the Association's website, if any.