

EXHIBIT C

RULES AND REGULATIONS

DEERWOOD DRIVE, A CONDOMINIUM ASSOCIATION

ARTICLE I

1. Establishment of Rules and Regulations. These Rules and Regulations relate to Deerwood Drive Condominium, situated at Deerwood Drive, Nashua, Hillsborough County, New Hampshire (the "Condominium"), have been adopted by 75 Deerwood Drive, LLC, a New Hampshire limited liability company, the Declarant of the Condominium, and may be amended by the Declarant or by the Board of Directors of Deerwood Drive, A Condominium Association (the "Association") from time to time, as permitted under the Declaration and the Bylaws related thereto.

2. Definitions. Capitalized terms not otherwise defined herein or in the Declaration shall have the meanings specified in NH RSA 356-B:3 of the Condominium Act.

ARTICLE II

GENERAL USE AND PROVISIONS

1. Restrictions on Use of Units and Common Area. 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 and the Common Area. 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:

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

b. No clothing, laundry, rugs or other object shall be hung, shaken or thrown from any window or exterior portion of a Unit or otherwise left or placed in such a way as to be exposed to public view. 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.

c. Except as permitted in the Declaration or Bylaws, no animal, other than common household pets with the consent of the Board, shall be kept or maintained at a Unit or on the Common Area, nor shall common household pets be kept, bred or maintained for commercial purposes. Pets shall not be permitted outside of Units unless they are accompanied by an adult person and carried or leashed. The Board of Directors may make further provisions for the control and regulation of household pets in the Condominium. The Owner of a Unit where a pet is kept or maintained shall be responsible for and be assessed by the Board of Directors for all damages 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 and each such Owner shall be deemed to indemnify and hold the Board harmless against such loss or liability resulting from said pet.

d. No nuisance shall be allowed at the Condominium nor shall any use or practice be allowed which is a source of annoyance to its residents or which interferes with the peaceful possession or property use of the Condominium by others.

e. No Owner, tenant or guest shall allow the installing of wiring for electrical or telephone use, telephone antennae, air conditioning unit or other machine or equipment, which protrudes through the walls or the roof of the building or is otherwise visible on the exterior of the building except as presently installed or as authorized by the Board.

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

g. Nothing shall be done in any Unit or in, on, or to the Common Area which may impair the structural integrity of the Submitted land, 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 written consent of the Board of Directors.

h. No Owner, tenant or guest shall direct or engage any employee of the Condominium on any private business, nor shall he direct, supervise or in any manner attempt to assert control over any such employee.

i. Private motor vehicles (registered and inspected) owned by Unit Owners may only be parked in locations designated by the Declarant in the first instance, and then by the Board. No Unit Owner may have more than two (2) motor vehicles, except with the prior written consent of the Board. Said consent, to a third or more motor vehicle, may be withdrawn at any time by the Board.

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

k. In the use of the Units and the Common Area of the Condominium, Owners shall obey and abide by all valid laws, ordinances and zoning and other governmental regulations affecting the same and all applicable Rules and Regulations. The Common Area shall be used only for the purposes for which they are reasonably suited and which are incident to the use and occupancy of the Units.

ARTICLE III

PARKING LOT LIGHTING

1. Hours of Lighting. The Board of Directors may, from time to time, establish rules governing the time that parking lot lights (which are part of the Common Area) shall be illuminated.

ARTICLE IV

GENERAL PROVISIONS

1. Amendments. These Rules and Regulations may be amended, from time to time, by the Declarant or the Board of Directors, as permitted and contemplated under the Declaration and Bylaws.

2. Enforcement. The Board of Directors may enforce these Rules and Regulations pursuant to the same means of enforcement as are authorized with respect to the enforcement of the Bylaws as set forth in Section XII thereof.

3. Law. These Rules and Regulations shall be governed by the law of the State of New Hampshire.

4. Waiver. No restriction, condition, obligation or provision of these Rules and Regulations shall be deemed to have been abrogated or waived by any reason or failure to enforce the same.

5. Captions. The captions contained in these Rules and Regulations are for convenience only, are not part of these Rules and Regulations, and are not intended in any way to limit or enlarge the terms and provisions of these Rules and Regulations.