

EXHIBIT C
RULES AND REGULATIONS

HAWTHORN GROVE HOMEOWNERS ASSOCIATION

PREFACE

The Rules and Regulations established by HAWTHORN GROVE HOMEOWNERS ASSOCIATION ("Association") are designed neither to restrict nor infringe on the rights of homeowner or resident. Their purpose is to ensure the full enjoyment of the HAWTHORN GROVE SUBDIVISION by all Owners and residents.

METHOD OF ENFORCING RULES AND REGULATIONS

1. Owners should report repeated infractions of Rules and Regulations to the Board of Directors of the Association in writing, signed by the complaining Owners.
2. Upon the first reported infraction of rule or regulation, the offending Lot Owner or resident will receive a letter from the Board of Directors notifying him or her of the violation. Upon the second infraction, the Lot Owner or resident will be requested to appear before the Board of Directors. If a satisfactory settlement is not reached at this meeting, legal proceedings or such other action, as approved by the Board of Directors, may be initiated to enforce the Rules and Regulations.

METHOD FOR CHANGING OR ADDING RULES AND REGULATIONS

Owners wishing to change or add specific rule or regulation should make their requests in writing to the Board of Directors for review and consideration.

RECREATIONAL VEHICLES, BOATS AND TRAILERS

Recreational vehicles, boats, trailers and the like, too large to be parked in the garage, cannot be store within the boundaries of Hawthorn Grove Subdivision for more than two (2) days.

ANTENNAS, ANTENNA TOWERS, SATELITE DISHES

No antenna, antenna tower or satellite dish can be constructed, installed or located within the boundaries of Hawthorn Grove Subdivision for the purpose of receiving or transmitting radio or television signals, without the prior written approval of the Board of Directors. Antennas may be installed within and attic without prior approval. Notwithstanding the foregoing, Unit Owners may install direct TV type dishes, not to exceed eighteen (18) inches in diameter on the rear of their homes in an area which is not visible from the street adjacent to the front entrance of the home.

CONTRACTOR SIGNS

Contractors are not permitted to place their signs on any Owner's Lot or Common Area unless prior written approval is given by the Board of Directors.

"FOR SALE" SIGNS

Only one "For Sale" sign may be displayed for a home at any time and such sign must be located on the Owner's Lot. "For Sale" signs may not be placed in the parkways. "Open House" signs may be displayed during the hours of the open house only.

SWIMMING POOLS

All plans for swimming pools and related landscaping and construction must be submitted to the Board of Directors for written approval prior to installation, and the Owner upon such approval hereby agrees to indemnify, defend and hold the Seller/Developer, Association and its members, officers, agents and directors harmless against any claim brought against them arising from the approval and installation of such pool and landscaping. The Owner must secure the pool when not in use and meet all safety requirements required by applicable governmental authority.

VILLAGE COMPLIANCE, PERMITS

All Rules and Regulations of the Association are in addition to and subject to local ordinances. All fees and permits are the sole responsibility of the Owner. No construction or improvement of any kind shall be initiated until the proper permits have been issued by any applicable governmental authority.

GARAGES, SHEDS, OUTBUILDINGS

No garages, sheds, outbuildings or other freestanding structure shall be constructed within the boundaries of Hawthorn Grove Subdivision without prior written approval of the Board of Directors. Landscaping, as necessary, will be required around free stand structures, and should be submitted to the Board of Directors at the time such construction is requested.

FENCES

Fences cannot be constructed without the prior written approval from the Board of Directors. Chain link, barbed wire, metal and stockade fences are prohibited. Fences are prohibited in the front yards. Fences taller than five (5) feet are prohibited, except on Lots that have at least one side on the outer boundary of the Hawthorn Grove Subdivision property. Lots that face the outer boundary of the property may have fences as high as allowed by ordinance or variance approved by the Village. All fences must meet the requirements of any applicable governmental authority.

OUTLOT RESTRICTIONS

Pursuant to the Hawthorn Grove Declaration of Covenants, Conditions and Restrictions, all ice skating, swimming, diving, boating and all other recreational use of Outlots A through H is specifically prohibited.