

AMENDED RULES AND REGULATIONS RELATING TO CONSTRUCTION AND
INSTALLMENT OF PATIOS AND APPURTENANT STEPS AND LIGHTING FOR TWO-
BEDROOM UNITS.

These amended rules and regulations amend the rules and regulations dated June 1, 1998.

The following rules and regulations relating to the construction and installment of patios and appurtenant steps and lighting for 2-bedroom units have been established by the Board of Directors pursuant to the provisions set forth in the attached Amendments to Article 9, Paragraph (b) of the Declaration, and to Section 4(b) of the BY-LAWS of Savin Rock Condominiums Association, as recorded on September 29, 1997 in volume 1040, Page 0723 of the West Haven Land Records. The Board of Directors reserves the right to amend these rules and regulations from time to time.

- A. All patios must be approved in writing by the Board of Directors or, if so designated by the Board of Directors, by SRCA's property manager, prior to commencement of construction.
- B. All patios must meet the SPECIFICATIONS set forth below and in the attached DIAGRAM appropriate for your unit. Unit owners should note that the specifications for their individual units may vary from the specification for other units. This is due to the irregular size and shape of the common areas adjacent to the units.
- C. All patios which are approved by the Board of Directors must be completed within two weeks of commencement of work. Work on approved patios must be timed to be completed prior to, or started after, the Memorial Day, July 4th, and Labor Day holidays.
- D. All requests for patios must be in the form of the attached PATIO REQUEST FORM and must include the requesting unit owner's execution of the acknowledgement and agreement as set forth in the attached PATIO REQUEST FORM.
- E. All patios which are constructed shall be subject to final inspection by a representative of the Board of Directors (e.g., management, patio committee members) for compliance with the SPECIFICATIONS (including the INDIVIDUAL PATIO SPECIFICATIONS) approved by the Board of Directors. The Board of Directors may cause the patio to be removed for failure to comply with the SPECIFICATIONS.

SPECIFICATIONS FOR PATIOS

The following are the maximum parameters for patios; patios may vary in size within those maximum parameters. The SRCA Board reserves the right to change the specifications in the future. Any unit owner must apply to management for approval to have a patio installed. Any requested deviations due to special circumstances will be reviewed by the Patio Committee and/or Management and must be approved by the SRCA Board.

PHASE 1 & PHASE 2 PARKING SIDE UNITS:

The maximum width of the patio shall be measured in a perpendicular direction from the edge of the original concrete slab parallel to the Unit to the existing driveway sidewalk. The depth of the patio shall be a maximum of 14 feet extending from the original sidewalk to a minimum of one foot from inside the original curb. Maximum height of retaining all shall be two feet. See DIAGRAM "A" & Exhibits ____.

PHASE 1 & 2 PARKING LOT END UNITS – 1-1/2 BATHS:

These units may construct one step, from the same materials used to construct the patio, to facilitate easier access to the patio. These patios may extend from the original shed foundation and follow the building line to the opposite end (approx. 26 feet); the depth of the patio may be a maximum of 14 feet extending from the original concrete foundation or a maximum of 6 feet extending from the end of the existing patio (depth increase may be squared off and/or angled to facilitate construction). See DIAGRAM "B".

PHASE 1 – COURT YARD:

The width of the patio shall be from building line to building line, with an optional 3 foot wide walkway on the mailbox side. The depth of the patio shall be a maximum of 14 feet. Patio dimensions can be smaller.

PHASE 2 – COURTYARD UNITS:

The width of the patio shall be from building line to building line with an optional 3 foot wide walkway on the mailbox side. The depth of the patio shall be from building line to sidewalk. Patio dimensions can be smaller.

MATERIALS:

Patio shall be constructed of gray or gray and beige concrete edging blocks set in 3 inches of sand base.

LIGHTING:

Lighting shall be a 12-volt system designed for this type of application using a single transformer that supplies low voltage to the fixtures. There shall be a maximum of 10 single lights for courtyard and parking lot patios and a maximum of 12 lights for parking lot end units. Patio lighting on the parking lot side shall be positioned within one foot

from the outer perimeter of the patio. Patio lighting on the courtyard side shall be positioned within one foot from the exterior of the building. Light fixtures shall have a maximum height of one foot each. Only white bulbs may be used. Wiring for lights may not be exposed.

TREES AND SHRUBS:

No shrubs or trees may be planted that would violate SRCA Rules and Regulations or create a living fence (on parking lot side shrubs or trees may not be higher than 6 inches above retaining wall. The Board of Directors reserve the right to inspect and approve any plantings. Permission will be required to remove any trees or shrubs planted by the Association. Such trees and shrubs may not be removed without prior written approval from the Board of Directors.

MAINTENANCE AND/OR REPAIR:

Patio maintenance and/or repair shall be the responsibility of the present and future owners of the unit. Failure to maintain and/or repair a patio may result in SRCA undertaking such maintenance and/or repair at the risk and expense of the unit owner. Unit owners will be given notice and an opportunity to cure such failure prior to such action being taken.

INDIVIDUAL PATIO SPECIFICATIONS:

The above SPECIFICATIONS set out the general parameters for SRCA patios. Each unit owner requesting a patio must submit DETAILS of the SPECIFICATIONS of the proposed patio, to include the following:

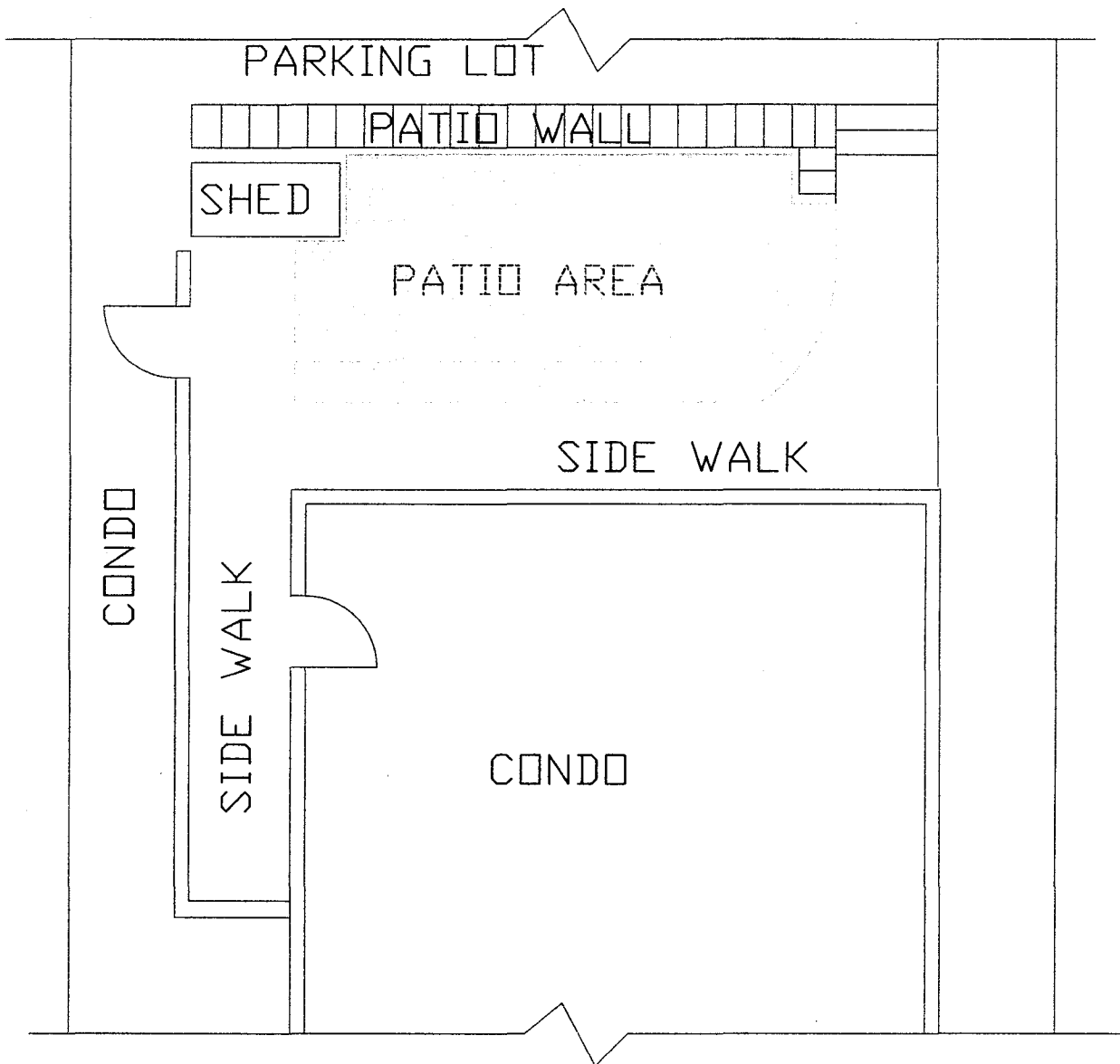
- A. A diagram showing the exact dimensions and placement of the proposed patio; any trees or shrubbery which unit owner is requesting to have removed, placement and number of lights, and replacement of any new trees, shrubs, or plantings.
- B. A description of the materials to be used in construction, including types and specifications of lights and types, coloring and specification of blocks.
- C. Name and other pertinent details of patio to be installed. In order to ensure compliance and approval of a patio request, it is recommended that a unit owner arrange for its installer to meet with the Board's representative who will be approving and inspecting the patio specifications and installed.
- D. A description of landscaping particulars. Also, unit owner or their installed must contact **CALL BEFORE YOU DIG** (1-800-922-4455) and submit their confirmation number with the INDIVIDUAL PATIO SPECIFICATIONS. The Board of Directors reserves the right to exercise reasonable discretion in approving INDIVIDUAL PATIO SPECIFICATIONS so long as such SPECIFICATIONS do not violate the BYLAWS and they are substantially in conformity with the general parameters for SPECIFICATIONS set out above.

SRCA PATIO STANDARDS

PHASE 1 & 2 PARKING LOT DIAGRAM

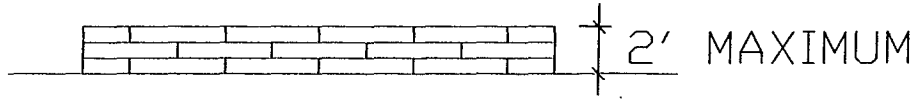


PATIO WALL CAN BE ROUND OR STRAIGHT

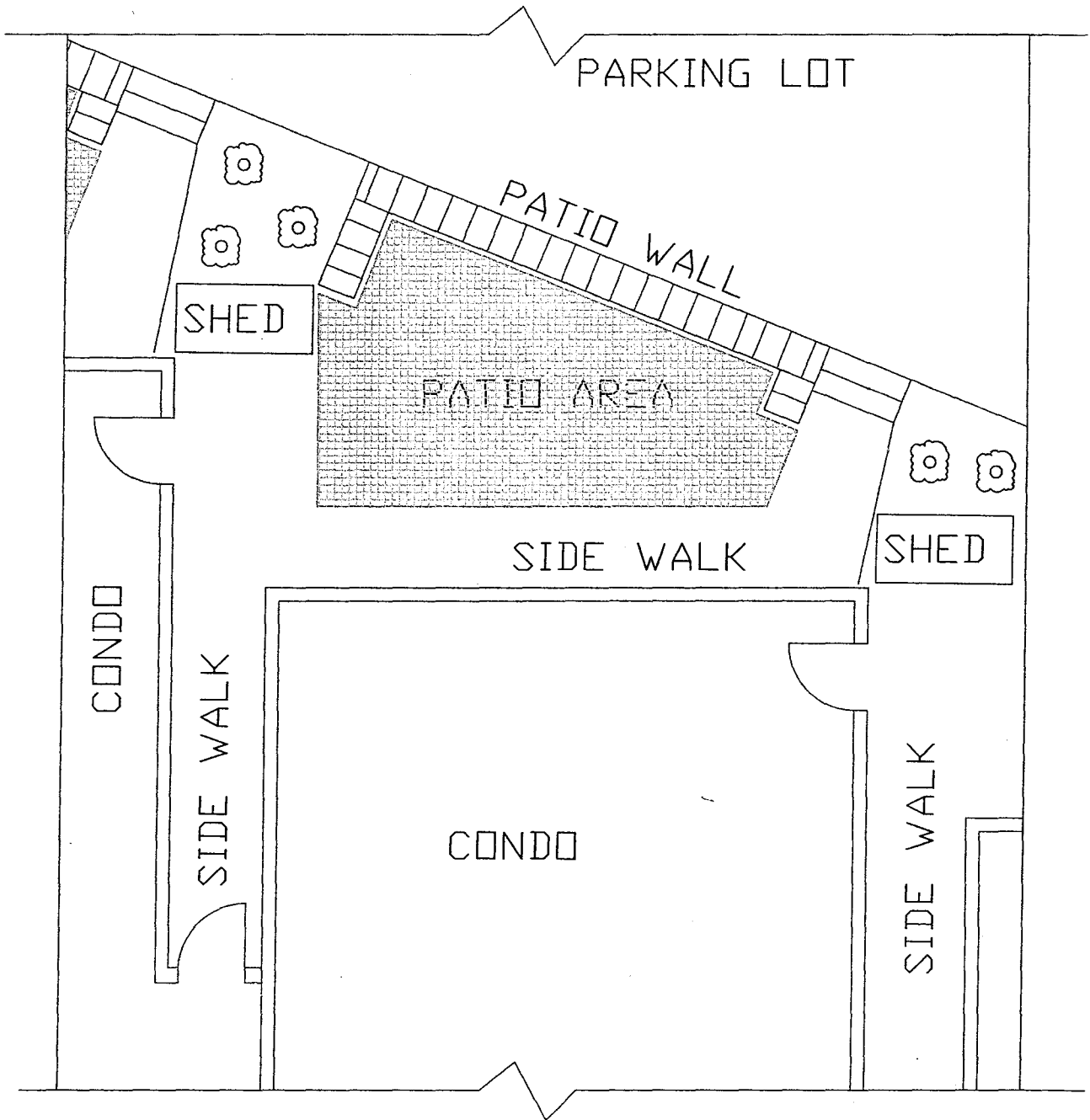


SRCA PATIO STANDARDS

PHASE 1 & 2 PARKING LOT DIAGRAM



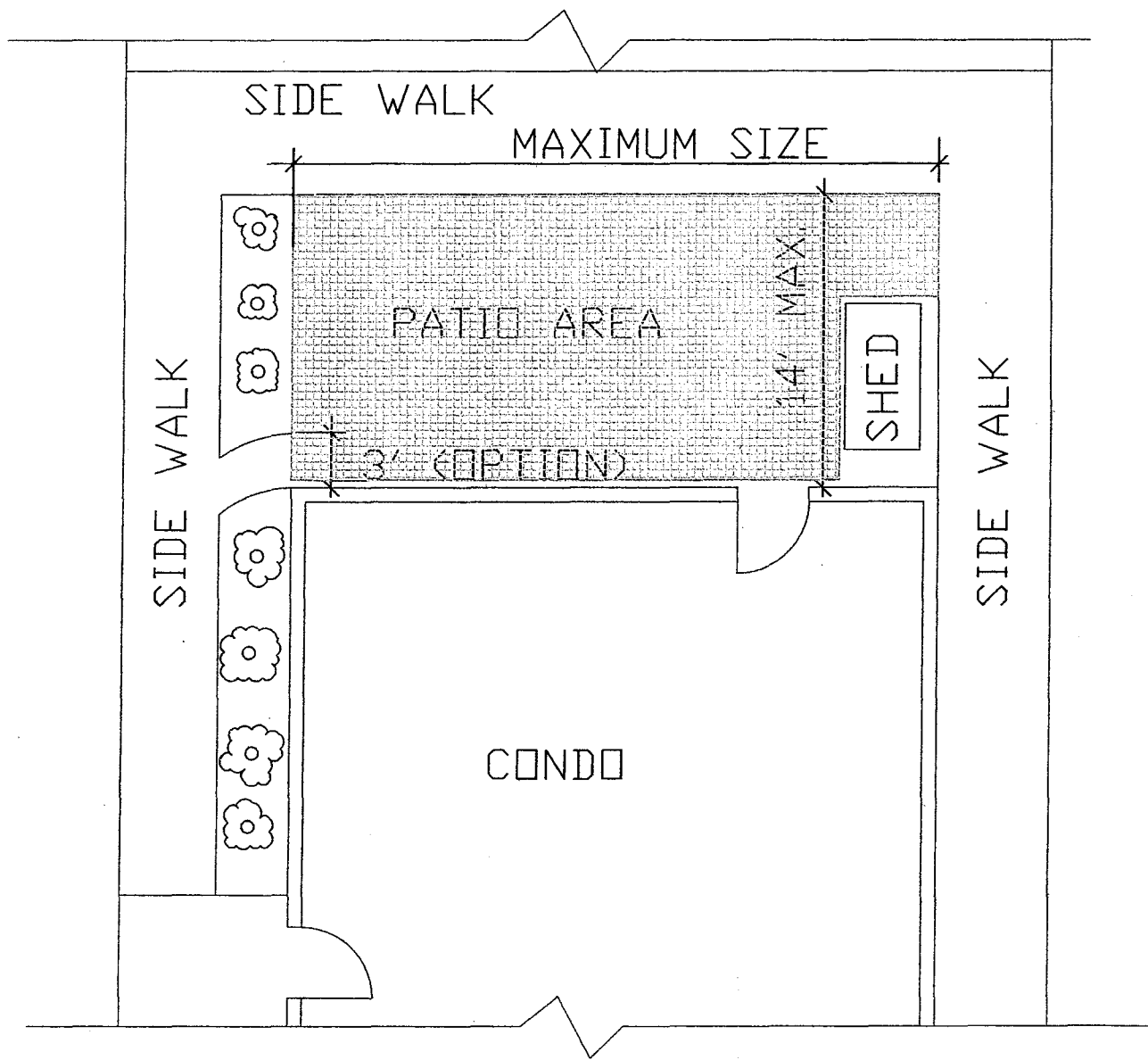
PATIO WALL CAN BE ROUND OR STRAIGHT



SRCA PATIO STANDARDS

PHASE 1 COURTYARD DIAGRAM

MAXIMUM SIZE OF PATIO AREA SHOWN,
SMALLER SIZE ACCEPTED



SRCA PATIO STANDARDS

PHASE 2 COURTYARD DIAGRAM

MAXIMUM SIZE OF PATIO AREA SHOWN,
SMALLER SIZE ACCEPTED

