

EXHIBIT A

ASHTON FIELDS CONDOMINIUM TRUST

Initial Rules and Regulations

1. The sidewalks, entrances, passages, vestibules, stairways, corridors and halls must not be obstructed or encumbered or used for any purpose other than ingress and egress from the premises. No articles of personal property shall be stored, kept, or left in such areas.
2. The Common Elements shall be kept free and clear of rubbish, trash, debris and other unsightly materials, including the utility room, which shall not be used for storage of any Unit Owner's personal property.
3. Nothing shall be done or kept in any unit or in the Common Elements that would increase the rate of insurance on the Condominium or the contents thereof, without the prior written consent of the Trustees. No Unit Owner shall permit anything to be done or kept in his unit or the Common Elements that would result in the cancellation of insurance on the Condominium or which would be a violation of any law.
4. No noxious, offensive or unlawful activity shall be carried on in any unit or in the Common Elements, nor shall anything be done thereon, either willfully or negligently, which is or may become a nuisance to the other Unit Owners or occupants, and all valid laws, ordinances, codes, regulations, rules and orders of any authority having jurisdiction thereof shall be observed.
5. No Unit Owner shall make or permit any continuous or unreasonably loud noises or sounds by himself, his family, employees, agents, visitors or licensees, nor do or permit anything to be done by such persons that would adversely affect the rights, comfort or convenience of other Unit Owners. No Unit Owner shall sweep or throw, or permit to be swept or thrown, from his unit, or from the doors or windows thereof, any dirt or other substance.
6. Nothing shall be done in or to any unit or the Common Elements that could impair the structural integrity of the building or endanger the safety of Unit Owners or occupants.
7. All electrical equipment of any kind or nature installed or used in any unit shall fully comply with all rules, regulations, requirements or recommendations of the public authorities having jurisdiction thereof.
8. The Trustees, the agents of the Trustees, any managing agent, and any workman or contractor authorized by the Trustees may enter into any unit or the Common Elements at any reasonable hour of the day after reasonable notification (except that no notice shall be

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required in the case of emergency as determined by the Trustees) for the purposes of inspection, maintenance, pest control, repair or restoration of the building or the Common Elements.

9. The water closets and other water apparatus shall be used only for the purposes for which they were installed, and any damage to or repairs required to the plumbing system of the building resulting from any misuse thereof shall be the responsibility of the Unit Owner who caused such damage.
10. Waterbeds or other water-filled furniture shall not be kept in any unit.
11. Each Unit Owner shall be permitted to keep one (1) domestic pet, such as a cat or dog, in his unit, so long as keeping such pet does not interfere with any other Unit Owner's use and enjoyment of the premises, and as long as such pet does not interfere with any other rights of any other occupant of the Condominium.
12. Any violation of these rules and regulations shall be punishable by a fine of \$25.00 for the first occurrence, \$50.00 for the second occurrence, and \$100.00 for the third and any subsequent occurrences. Such fines shall be assessed by the Trustees and shall constitute a special assessment against the Unit incurring such fine.
13. These Rules and Regulations, and any consent and approval given hereunder, may be added to, amended or repealed at any time by the Trustees in accordance with the provisions of the Declaration of Trust. These Rules and Regulations, as amended, shall be deemed to be a portion of the By-Laws of this Trust.
14. Use of Units – The purposes for which the Building, the Units and other facilities therein are intended to be used are as follows:
 - (i) The building and each of the units are intended only for residential purposes only by not more than one family unit;
 - (ii) No Unit may be tenanted, rented, let, leased or licensed for transient or hotel purposes.
 - (iii) Every Unit must be Owner occupied.
 - (iv) The following restrictions and regulations shall apply to the use and occupancy of the driveways and parking spaces:
 - a. the driveways and parking spaces may be used only for private automobiles, motorcycles, pick-up trucks and vans for personal use of the Unit Owners entitled to use said driveway and parking spaces and their immediate families;

- b. no unregistered or abandoned motor vehicles, boats, trailers, watercraft, campers or any recreational vehicles may be parked or stored on the premises at any time;
- c. no maintenance of vehicles such as oil changes or engine repairs may be performed on the premises at any time;
- d. the use of the parking areas or Common Areas by the owners or occupants of the respective Units to which they are appurtenant and any improvement thereto shall comply with this Master Deed, the Condominium Trust and Chapter 183A, and all zoning, safety, building and other applicable laws, ordinances and regulations. The Trustees of the Condominium Trust and their agents, representatives and employees may have access to and use of said areas after reasonable notice to the Owners of the Unit having the exclusive easement thereof for purposes of maintenance, repair, upkeep, or inspection of said areas or other portions of the Building or Common Areas and Facilities, and the Trustees of the Condominium Trust and any Unit Owner may have access to and use of said areas at anytime, without notice, in the event of an emergency.

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