

SUFFIELD MEADOW SOUTH CONDOMINIUM ASSOCIATION, INC

RULES

Suffield Meadow South Condominium Association, Inc. is a Common Interest Community established by a Declaration recorded in the land records of the Town of Suffield. The Community has By Laws, Maintenance Standards and Rules as well as an elected Executive Board of Directors (Board) representing owners. A vendor Management Company (Management) is hired by and acting on behalf of the Board and Unit owners.

The original rules and regulations were created in 1987 to ensure a safe, equitable, and peaceful environment for all residents. By purchasing a Unit or signing a lease, you are agreeing to comply with the following Rules, Regulations and Procedures as revised in 2018.

In addition to these Rules (including Attachment A), there are several other obligations and/or restrictions outlined in the Declaration, By Laws, and Maintenance Standards (as they have been amended.) Non-compliance may result in fines after notice and hearing. Unit owners and residents are also responsible for the compliance of all guests, children and pets.

USE OF UNITS AND COMMON ELEMENTS

1. Occupancy restrictions: Units are limited to occupancy by single families, as defined in the declaration.

2. No Commercial Use: No industry, business, trade, or commercial activities, other than home professional pursuits without employees, public visits or non-residential storage, mail, or other use of a unit, shall be conducted, maintained or permitted on any part of the Property. No signs, window displays or advertising is allowed or permitted on any part of the Common Elements or any unit. No unit can be rented for transient, hotel, air B&B, and/or motel purposes.

3. Access To Unit: Shall be in accordance with provisions of the Declaration and Bylaws. At the unit owner's option, he or she may provide an entrance key to their unit to the management company. This key will be enclosed in a sealed envelope with instructions that it only be used in an emergency where access to the unit is necessary as approved and deemed by the owner.

4. Electrical Devices or Fixtures: No electrical device creating electrical overloading of standard circuits may be used. Misuse or abuse of appliances or fixtures within a unit which affects other units of the Common Elements is prohibited. Any damage resulting from such misuse shall be the responsibility of the unit owner who caused the electrical issue. Total electrical usage in any unit shall not exceed the capacity of the circuits as labeled on the circuit breaker boxes.

5. Window/Door Displays: Unit owners shall not place anything other than traditional/conventional, shades, curtains and draperies at, inside, or on the outside of windows and/or doors.

6. Cleanliness: Each unit owner shall keep his or her unit in a good state of preservation and cleanliness. Toys, trashcans, and other personal items are not to be stored outside the unit or under the deck. The only items allowed on the decks are usable lawn furniture, storage lockers, traditional plant containers & pots and cooking grills (when not in use.) All toys, bikes, wading pools, etc., should be put away when not in use. No storage of any items is allowed under decks.

7. Obstructions: There shall be no obstruction of the common elements, nor shall anything be stored outside of the units. No fence, wall, or storage lockers are permitted on Common Elements.

8. Alterations, Additions or Improvements to Common Elements: No alterations, additions or improvements may be made to the Common Elements without the prior written consent of the Executive Board. No clothes, sheets, blankets, laundry or any other kind of articles shall be hung out of a building or exposed, or placed on the outside walls, doors of a building or on trees, and no sign, awning, canopy, shutter or antenna shall be affixed to or placed upon the exterior walls or doors, roof or any part thereof or exposed on or at any window. Owners shall not paint, stain or otherwise change the color of any exterior portion of any building without the prior written consent of the Executive Board. (NOTE: Please see Attachment A for additional (current) information regarding standards and/or requesting changes.) All such alterations, additions, and improvements to common elements (and limited common elements) shall be made only in accordance with the provisions of the Declaration.

ACTIONS OF OWNERS AND OCCUPANTS (including pets and recreation)

9. Annoyance or Nuisance: No noxious, offensive, dangerous or unsafe activity shall be carried on in any Unit, or the Common Elements, nor shall anything be done therein either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants. No Unit Owner or occupant shall make or permit any disturbing noises by himself or herself, his or her family, servants, employees, agents, visitors and licensees, nor do or permit anything to be done by such persons that will interfere with the rights, comforts or convenience of other Unit Owners or occupants. No Unit Owner or occupant shall play or operate, any musical instrument, phonograph, disc player, television set, VCR or radio at such high volume or in such other manner that it causes unreasonable disturbances to other Unit Owners or occupants.

10. Compliance With Law: No immoral, improper, offensive or unlawful use may be made of the Property. Unit Owners shall comply with and conform to all applicable laws and regulations of the United States and of the State of Connecticut, and all ordinances, rules and regulations of the Town of Suffield. The violating Unit Owner shall hold the Association and other Unit Owners harmless from all fines, penalties, costs and prosecutions for violation or noncompliance. Home improvement and repair contractors must be licensed and insured.

11. Pets: No animals or reptiles of any kind shall be raised, bred, or kept on the property or brought on the Common Elements except for:

A. No more than 2 dogs of less than twenty (20) inches in height (if height is questioned, owners may be required to provide certification of height from their veterinarian) at the shoulder at maturity and of gentle disposition. OR

B. No more than 2 domestic cats. OR

C. No more than 1 one each dog and cat as described above.

All dogs must be licensed with a copy of their license, and photo provided to the Executive Board (via the Management Company) along with the "Owner's Information Document." Cat owners are also required to provide a photo of their cat and must ensure that their outdoor cats do not infringe on neighbor's limited common elements. Pets may not be kept, bred, or maintained for any commercial purposes. Any pet causing or creating a nuisance or an unreasonable disturbance or noise shall be permanently removed from the Property upon written Notice from the Executive Board following notice and hearing. In no event shall any dog be permitted in any portion of the Common Elements unless carried or on a leash. No pets may be curbed (tethered) to any deck, porch or patio. Walking of pets must be done on the outside perimeter of SMS property, not along sidewalks or parking areas. Waste must be picked up immediately and discarded in the on-site dumpster or resident's waste cans. No pet waste may be left outside a unit. Owners shall hold the Association harmless from any claim resulting from any action of his or her pet. Seeing eye, hearing ear, and special needs dogs will be permitted with proper certification of necessity provided to Management.

12. Recreation: Bicycle riding, rollerblading, and state boarding are not allowed in the parking areas, sidewalks, or lawns. Adults and supervised children who engage in these activities are encouraged to use extreme caution on streets as parked vehicles and structures may impede a motorist's view.

Common Elements shall be used only for the purposes for which they were designed. No person shall commit waste on the Common Elements or interfere with their proper use by others. No person shall commit any nuisances, vandalism, boisterous, rough, dangerous or improper activity or behavior on the Common Elements which interferes with, or limits the enjoyment of the Common Elements by others.

Parents will direct and control the activities of their children in order to require them to conform to the Rules and Regulations of the community.

13. Indemnification for Actions of Others: Unit Owners shall hold the Association and other Unit Owners and occupants harmless for the actions of their children, tenants, guests, pets, servants, employees, agents, invitees or licensees.

INSURANCE

14. Increase in Rating: Nothing shall be done or kept which will increase the rate of insurance on any of the buildings, or contents thereof, without the prior written consent of the Executive Board. No Unit Owner shall permit anything to be done or kept on the property which will result in the cancellation of insurance coverage on any of the buildings, or contents thereof, or which would be in violation of any law.

15. Rules of Insurance: Unit Owners and occupants shall comply with the Rules and Regulations of the State of Connecticut and with the rules and regulations contained in the current fire and liability Master Insurance Policy on the Property.

16. Reports of Damage: Damage by fire or accident affecting the Property, and persons injured by or responsible for any damage, fire or accident must be promptly reported to the Management Company or Executive Board by any person having knowledge thereof.

RUBBISH AND RECYCLING

17. Deposit and Collection of Rubbish and Recycling: Garbage and recycling dumpster containers are located on the north side of Daventry Hill Lane for use by all residents. Garage Unit owners also have the option of individual can (auto arm) service. Both are provided by "Town of Suffield" services and pickup schedules are posted on the town website. Occupants are responsible for removal of trash from their Units to the pickup locations. Residents using individual cans are to remove them from the Common pick up area and return to their garage the same day as pick up. Any issue with trash pick-up should be addressed with the TOWN OF SUFFIELD, not the management company. All Common Element areas are to be kept neat, clean and free of debris with no articles or bags left outside of receptacles. No garbage cans or trash barrels shall be placed/stored outside the unit. No accumulation of rubbish, debris, or unsightly materials shall be permitted in the Common Elements. Large household items, appliances, furniture, bicycles, etc. are not appropriate items for this service and individuals are responsible for removal/disposal of such items. No storage of trash will be permitted in or outside any unit in such a manner as to spread fire or encouragement of vermin.

MOTOR VEHICLES

18. Compliance with Law: All persons will comply with Connecticut State Laws, Department of Motor Vehicle regulations, and applicable local ordinances, on the Property, including streets and parking areas. All vehicles of owners/occupants must be registered in the State of Connecticut with new residents to the state having the allowed 60-day period in which to register their vehicles in Connecticut. No unregistered vehicles may be parked on the Property. No resident vehicles with commercial signage are allowed.

19. Parking: Each Unit has two available parking spaces: residents without garages have two assigned and numbered parking spaces; residents with a garage must park one vehicle in the garage and the other in front of the garage. NO vehicles are permitted to drive on areas other than streets or parking areas with the exception of Executive Board or Management permission given to a vendor to accomplish a repair.

20. Speed Limit: The maximum speed allowed on the Property is 15 miles per hour.

21. No Parking Areas & Visitor Parking: Designated parking is marked for residents and visitors. Vehicles may not park so that they block access to walkways, designated fire lanes, or clear two-lane passage by vehicles on the streets. Vehicles in violation will be towed after reasonable efforts to contact the person, Unit Owner or occupant to whom the vehicle is registered. In addition a \$25.00/day fine may be levied against the person, Unit Owner or occupant to whom the vehicle is registered, following Notice and Hearing, for the period that the vehicle violates these rules, unless at such hearing good and valid reasons are given for such violation.

22. Limited Use of Trucks, Vans, Trailers and Commercial Vehicles: The following types of vehicles are permitted in the parking areas or driveways for temporary loading or unloading up to eight (8) hours: Commercial vehicles (trucks, vans and vehicles having capacity of more than one (1) ton, trailers of any kind, and vehicles with more than four (4) single-tired wheels, vehicles carrying a sign advertising a business.) Construction equipment used in the actual repair, construction or maintenance of the Property will not be so restricted during such use.

23. Snow Removal and Vehicles: Vehicles must be moved to accommodate efficient and timely snow removal in parking areas and streets and in accordance with current snow removal procedures. (See item “g & h” in Attachment “A”)

24. Grills Use and Storage: Grill use and storage must comply with current SMS procedures as well as CT State and Suffield Local fire prevention laws. (See item “c” in Attachment “A”)

GENERAL ADMINISTRATIVE RULES

25. Consent in Writing: Any consent or approval required by the SMS Declaration, By Laws, Maintenance Standards or these Rules (or Procedures) must be obtained in writing prior to undertaking the action to which it refers. Attachment A contains current procedures, standards, and forms to provide owners and residents with consistent guidelines for situations not detailed in other SMS documents, however, owners should check with the Management Company before undertaking any project to be certain the most recent (current) Standards and Procedures are observed. Attachment A contains additional information regarding: Limited Common Elements – Standards, Deck Expansion or Change, Grills and Grill Use, Satellite Dishes and Antennas, Owner’s Outside Plantings/Ornaments, Mail Box, Mail Box Locks, and Keys, Snow Removal, Resale Certificate Procedure and Form, Owner/Resident Information Form.

26. Owner/Resident Information Form: Owners must complete a current Owner/Resident Information Form annually with complete information. These must be submitted to the Management Company by January 15th or whenever there is new or additional information that is requested on the form. Failure to provide this form and information to the Management Company may result in a hearing, fines, or the towing of vehicles.

27. Complaint:

Any formal complaint regarding the actions of other Unit Owners or occupants should be made in writing to the Management Company who will in turn inform the Executive Board for appropriate action.

Any formal complaint regarding the Management Company or their actions should be made in writing to the Executive Board via USPS or email. (Call the Management Company for current Board Member’s address or attend Executive Board Meeting.)

28. Attachment “A” Standards, Procedures, and Forms:

Additional guidelines and specific information is provided in Attachment “A” and owners and residents are obliged to abide by the Standards, Procedures and Forms contained in the Attachment.

Effective date: _____

Suffield Meadow South Condominium Association

Suffield Connecticut