

COUNTRYWOOD HILLS CONDOMINIUM ASSOCIATION INC.

AMENDMENT TO RULES

In accordance with the Connecticut Common Interest Ownership Act and C.G.S. Section 47-261b, Countrywood Hills Condominium Association, Inc. hereby adopts the following Rule regarding smoking:

New Rule

- (a) Smoke and smoking are strictly prohibited in all Common Elements and Limited Common elements that are within 30 feet of any building, including within 30 feet of any Unit. This prohibition includes, but is not limited to, decks, patios, porches, and stoops. This prohibition includes, but is not limited to, all smoke including smoke caused by the use of tobacco, cigars, cigarettes, pipes, marijuana and/or any other substance.
- (b) If a Unit Owner smokes inside his or her Unit, the smoke cannot escape, inadvertently or otherwise, into another Unit as this would require the smoke to travel through a Common Element or Limited Common Element such as a wall, duct, vent, or pipe.
- (c) If a Unit Owner smokes inside his or her Unit, the windows must be closed to prevent smoke from escaping into the Common Elements and Limited Common Elements.
- (d) Unit Owners shall be responsible for the conduct of their family members, tenants, occupants, guests, and invitees.

Dated and approved by the Board of Directors of Countrywood Hills Condominium Association Inc., this the 7 day of May, 2019 following Notice to and Comment by the Unit Owners.

**COUNTRYWOOD HILLS
CONDOMINIUM ASSOCIATION, INC.**

BY _____

Its President

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Initial capitalized terms are defined in Article I of the Declaration.

The following Rules apply to all owners and occupants of Units.

ARTICLE I

Use of Units Affecting the Common Elements

Section 1.1 - Occupancy Restrictions. Units are limited to occupancy by single families, and garages are limited to occupancy for the storage of vehicles and accessory storage, both as defined in the Declaration.

Section 1.2 - No Commercial Use. Except for those activities conducted as part of the marketing and development program of the Declarant, no industry, business, trade or commercial activities, other than home professional pursuits without employees, public visits or nonresidential storage, mail, or other use of a Unit, shall be conducted, maintained or permitted on any part of the Common Interest Community, nor shall any signs, window displays or advertising except for a name plate or sign not exceeding 9 square inches in area, on the main door to each Unit be maintained or permitted on any part of the Common Elements or any Unit, nor shall any Unit be used or rented for transient, hotel or motel purposes. For Sale signs not exceeding five square feet in area may be posted at the entrance to the community, together with the Unit number so for sale, pursuant to the Unit Owner's permission.

Section 1.3 - Electrical Devices or Fixtures. No electrical device creating electrical overloading of standard circuits may be used without permission from the Executive Board. Misuse or abuse of appliances within a Unit which affects other Units or the Common Elements is prohibited. Any damage resulting from such misuse shall be the responsibility of the Unit Owner from whose Unit it shall have been caused.

Section 1.4 - Trash. No storage of trash will be permitted in or outside any Unit in such manner as to permit the spread of fire or encouragement of vermin.

Section 1.5 - Displays Outside of Units. Unit Owners shall not cause or permit anything other than curtains and conventional draperies, and holiday decorations to be hung, displayed, or exposed at or on the outside of windows without the prior consent of the Executive Board or such committee established by the Executive Board having jurisdiction over such matters, if any.

Section 1.6 - Painting Exteriors. Owners shall not paint, stain or otherwise change the color of any exterior portion of any building without the prior consent of the Executive Board or such committee then established having jurisdiction over such matters, if any.

Section 1.7 - Cleanliness. Each Unit Owner shall keep his or her Unit in a good state of preservation and cleanliness.

Section 1.8 - Electrical Usage. Total electrical usage in any Unit shall not exceed the

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Revised by Board action Posted for comment: 6/6/200 Effective: 7/1/2000. (A) – Added (C) - Changed

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capacity of the circuits as labeled on the circuit breaker boxes.

ARTICLE II

Use of Common Elements

Section 2.1 - Obstructions. There shall be no obstruction of the Common Elements, nor shall anything be stored outside of the Units without the prior consent of the Executive Board except as hereinafter expressly provided.

Section 2.2 - Trash. No garbage cans or trash barrels shall be placed outside the Units. No accumulation of rubbish, debris or unsightly materials shall be permitted in the Common Elements, except in designated trash storage containers, nor shall any rugs or mops be shaken or hung from or on any of the windows, doors, balconies, patios or terraces.

Section 2.3 - Storage. Storage of materials in Common Elements other than garbage and trash in the appropriate storage containers is prohibited.

Section 2.4 - Proper Use. 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, or commit any nuisance, vandalism, boisterous or improper behavior on the Common Elements which interferes with, or limits the enjoyment of the Common Elements by others.

Section 2.5 - Trucks and Commercial Vehicles. Trucks, vans and commercial vehicles exceeding three—quarter tons, trailers, recreational vehicles, motorcycles and boats are prohibited in the parking areas and driveways, except for temporary loading and unloading, or as may be designated by the Executive Board.

Section 2.6 - Alterations, Additions or Improvements to Common Elements. No alterations, additions or improvements may be made to the Common Elements without the prior consent of the Executive Board or such committee established by the Executive Board having jurisdiction over such matters, if any. No clothes, sheets, blankets, laundry or any other kind or articles other than holiday decorations on doors only, 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 or placed upon the exterior walls or doors, roof or any part thereof or exposed on or at any window.

ARTICLE III

Actions of Owners and Occupants

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Section 3.1 - 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, comfort or convenience of other Unit Owners or occupants. No Unit Owner or occupant shall play, or suffer to be played, any musical instrument or operate or suffer to be operated a phonograph, television set, electronic device or radio at such high volume or in such other manner that it shall cause unreasonable disturbances to other Unit Owners or occupants.

Section 3.2 - Compliance With Law. No immoral, improper, offensive or unlawful use may be made of the Property and 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 Waterbury. The violating Unit Owner shall hold the Association and other Unit Owners harmless from all fines, penalties, costs and prosecutions for the violation thereof or noncompliance therewith.

(C)Section 3.3 - Pets. No animals, birds or reptiles of any kind shall be raised, bred or kept on the property or brought on the Common Elements, except that no more than one dog of less than 20 inches in height at the shoulder at maturity and of gentle disposition, no more than one cat, or other household pet may be kept. All pets must be approved and licensed by the Executive Board or the manager as to compatibility with the Common Interest Community. Pets may not be kept, bred or maintained for any commercial purposes. Any pet causing or creating a nuisance or unreasonable disturbances or noise shall be permanently removed from the Property within three (3) days' after Notice and Hearing from the Executive Board. In no event shall any dog or cat be permitted in any portion of the Common Elements unless carried or on a leash. No dogs or cats shall be curbed in any courtyard or close to any patio or terrace, except in the street or special areas designated by the Executive Board. The owner shall hold the Association harmless from any claim resulting from any action of his or her pet. Seeing eye dogs and hearing ear dogs will be permitted for those persons holding certificates of necessity. Pet droppings and the proper disposal thereof shall be the responsibility of the pet owner. Failure to remove pet droppings from the Common Areas will result in automatic fines up to the limit authorized in the governing documents. Repeated violations by a Unit Owner to properly tether pets or to dispose of their pet droppings will cause a forfeiture of the Executive Board's permission to keep a pet.

Section 3.4 - 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.

Section 3.5 - Employees of Management. No Unit Owner shall send any employee of the manager out of the Property on any private business of the Unit Owner, nor shall any employee be used for the individual benefit of the Unit Owner, unless in the pursuit of the mutual benefit of all Unit Owners, or pursuant to the provision of special services for a fee to be paid to the Association.

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Section 3.6 - Lint Filters on Dryers; Grease Screens on Stove Hoods. All dryers will have lint filters, which will remain installed and prevent lint from accumulating in the vent duct. All stove hoods will have grease screens, which will remain installed and prevent grease from accumulating in the vent duct. All such filters and screens will at all times be used and kept in clean, good order and repair by the Unit Owner.

(A)Section 3.7 – Responsibilities of Non-Resident Unit Owners. Non-resident Unit Owners shall provide a copy of these rules to their tenants and cooperate with the Association's Management to assure tenant compliance. Unit owners shall provide, or have their tenants provide complete responses to Resident Questionnaires in a timely manner as requested by Association Management.

(A)Section 3.8 – Leases or Rental Agreements. Non-resident owners shall provide copies of leases or rental agreements to the Association's Management within 30 days of execution. Failure to comply will result in the levy of fines in accord with the Association's governing documents.

ARTICLE IV

Insurance

Section 4.1 - 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 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 will be in violation of any law.

Section 4.2 - Rules of Insurance. Unit Owners and occupants shall comply with the Rules and Regulations of the New England Fire Rating Association and with the rules and regulations contained in any fire and liability insurance policy on the Property.

Section 4.3 - 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 manager or a Director by any person having knowledge thereof.

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ARTICLE V

Rubbish Removal

Section 5.1 - Deposit of Rubbish. Rubbish container locations will be designated by the Executive Board or the manager. Pickup will be from those locations only. Occupants will be responsible for removal of rubbish from their Units to the pickup locations. Rubbish is to be deposited within that location and the area is to be kept neat, clean and free of debris. Long term storage of rubbish in the Units is forbidden.

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ARTICLE VI

Motor Vehicles

Section 6.1 - Compliance with Law. All persons will comply with Connecticut State Laws, Department of Motor Vehicle regulations, and applicable local ordinances, on the roads, drives and Property.

Section 6.2 - Registration. All vehicles of employees, agents, Unit Owners and occupants regularly using the premises must be registered with the manager and all vehicles parking for more than 72 hours must display either a vehicle sticker or carry a guest pass. Construction and management vehicles not registered will be identified by a special pass card.

Section 6.3 - Registration Application. The manager will register vehicles on a special application form and shall issue parking stickers to such vehicles. The form will provide that registered vehicles parking in "no parking" areas, fire lanes, on the pavement or blocking access, or otherwise improperly parked may be towed at the owner's expense.

(C)Section 6.4 - Guest Passes. Vehicles parked on the property for more than 72 hours without a guest pass (or sticker) will be deemed trespassers and will be removed. Except where special arrangements are made, vehicles displaying guest passes are limited to 14 days parking. Guest passes will be issued to Unit Owners requesting them. They will be registered in the name of the Unit Owner who, upon receipt of the passes, will assume responsibility for the actions and towing charges of vehicles displaying such passes, as a Common Expense assessment, which will be levied following Notice and Hearing.

(C) Section 6.5 - Limitations on Use. Any vehicle must be registered in order to park permanently on the premises. Two registered motor vehicles are allowed per Unit. One vehicle must be parked in the garage, the other vehicle parked in the space in front of the garage overnight. Other parking areas shall not be used for long term, or overnight parking.

Section 6.6 - Speed Limit. The speed limit on the driveways, is five miles per hour.

(C)Section 6.7 - Snowmobiles, Off Road and Unlicensed or Immobile Vehicles. Snowmobiles, off road vehicles including trail bikes, Jeeps and other four wheel drive vehicles not used in maintenance are prohibited, except where licensed and equipped for passage on public highways, and actually used by licensed drivers on the paved portions of the property. Except for motor assisted bicycles and wheel chairs as permitted by state law, all motor vehicles used or parked on the Property will be licensed and properly equipped and in operating condition for safe travel on the public highways of the state. Except in a garage, motor vehicles will not be disassembled, repaired, rebuilt, painted or constructed on the Property.

Section 6.8 - No Parking Areas. Vehicles may not be parked in such manner as to block access to garages, carports, fire hydrants, sidewalks running perpendicular to drives, pedestrian crossing areas, designated fire lanes, or clear two lane passage by vehicles on roads and drives. Vehicles in violation will be towed after reasonable efforts to contact the person, Unit Owner or

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occupant to whom the vehicle is registered. In addition, a \$25 per 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.

Section 6.9 - Limited Use of Trucks, Vans, Trailers and Commercial Vehicles. The following types of vehicles are prohibited in the parking areas or drives in excess of 8 hours except for temporary loading or unloading, following which the vehicle must be removed from the Property for at least 16 hours; commercial vehicles carrying a sign advertising a business; trucks, vans and vehicles having a capacity of more than three-quarter ton; trailers of any kind; recreational vehicles and boats; motorcycles; and vehicles with more than four single-tired wheels. Construction equipment used in the actual repair, construction or maintenance of the Property will not be so restricted during such use.

ARTICLE VII

General Administrative Rules

Section 7.1 - Consent in Writing. Any consent or approval required by these Rules must be obtained in writing prior to undertaking the action to which is refers.

Section 7.2 - Complaint. Any formal complaint regarding the management of the Property or regarding actions of other Unit Owners shall be made in writing to the Executive Board or an appropriate committee.

ARTICLE VIII

General Recreation Rules

Section 8.1 - Boisterous Behavior Prohibited. Boisterous, rough or dangerous activities or behavior, which unreasonably interfere with the permitted use of facilities by others, is prohibited.

Section 8.2 - Children. Parents will direct and control the activities of their children in order to require them to conform to the regulations. Parents will be responsible for violations, or damage caused by their children whether the parents are present or not.

Section 8.3 - Recreational Use of Common Areas. The Common Areas are limited in their ability to support recreational activities by Unit Owners, their children, guests and invitees. Recreational activities in close proximity of the Units and in other parts of the Common Areas is prohibited if it creates a nuisance or interferes with the peaceful enjoyment of other Unit Owners.

(C)Section 8.4 - Unit Owner's Personal Property in Common Areas. Immediately outside

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every door of each Unit are Common Areas of the Common Interest Community. No Unit Owner has an exclusive right to the use of such areas. Personal items such as children's toys, bicycles, furniture, barbecue grills and other items may be enjoyed in the common areas but not stored. Barbecue grills may only be stored outside on the Unit's deck in such a manner that does not create a safety hazard. Furniture, children's toys and other personal items must not be left outdoors overnight. They must be stored inside Units. Bicycles, while not in use, must be stored in Units or, if provided, outdoor bicycle racks. Particular attention must be made to walkways, driveways and the parking lots. In regard to such areas and the recreational use of the Common Areas, they should always be kept free so as not to interfere with pedestrian and vehicular traffic.