

# Heritage Hill

Condominium Association, Inc.

## Rules & Regulations

Revised July 2004

126 Sherman Hill Road  
Woodbury, CT 06798

These are the revised Rules & Regulations of the Heritage Hill Condominium Association, Inc. These Rules and Regulations supersede the Rules and Regulations dated June 15, 1996 and all other versions of such rules dated prior to July 6, 2004. These Rules apply to all Residents and Unit Owners within Heritage Hill, and equally to their tenants and their guests. These Rules are made and intended to benefit the majority of the Unit Owners and Residents of Heritage Hill. Regardless of any personal opinion, all Rules therein are binding upon all Unit Owners and Residents of Heritage Hill Condominium.

**A violation of the rules will result in fines of \$50.00 for each occurrence.**

Please address all correspondence in care of the managing agent:

Heritage Hill Condominium Association, Inc  
C/o CM Property Management  
P. O. Box 690  
Southbury, CT 06488

**RULES OF  
HERITAGE HILL CONDOMINIUM ASSOCIATION, INC.  
JULY 2004**

**TABLE OF CONTENTS**

**ARTICLE I - Use of Units Affecting the Common Elements**

Section 1.1	-	Occupancy Restrictions
Section 1.2	-	No Commercial Use
Section 1.3	-	Resident Information
Section 1.4	-	Electrical Devices, Fixtures, Usage
Section 1.5	-	Alterations or Improvements to Units
Section 1.6	-	Displays Outside of Units
Section 1.7	-	Cleanliness
Section 1.8	-	Waterbeds

**ARTICLE II - Use of Common Elements**

Section 2.1	-	Obstructions
Section 2.2	-	Trash
Section 2.3	-	Storage
Section 2.4	-	Proper Use
Section 2.5	-	Trucks and Commercial Vehicles
Section 2.6	-	Alterations, Additions, or Improvements to Common Elements

**ARTICLE III - Actions of Owners and Occupants**

Section 3.1	-	Annoyance or Nuisance
Section 3.2	-	Compliance with Law
Section 3.3	-	Pets
Section 3.4	-	Indemnification for Actions of Others
Section 3.5	-	Agents of Management

Effective July 6, 2004

1 of 16

**ARTICLE IV - Insurance**

Section 4.1	-	Increase in Rating
Section 4.2	-	Rules of Insurance
Section 4.3	-	Reports of Damage

**ARTICLE V - Deposit of Rubbish**

Section 5.1	-	Deposit of Rubbish
Section 5.2	-	Recycling

**ARTICLE VI - Motor Vehicles**

Section 6.1	-	Compliance with Law
Section 6.2	-	Vehicle Parking

- Section 6.3 - Limitations on Use
- Section 6.4 - Speed Limit
- Section 6.5 - Snowmobiles, Off Road and Unlicensed or Immobile Vehicles
- Section 6.6 - No Parking Areas and Fire Lanes
- Section 6.7 - Limited Use of Trucks, Vans, Trailers and Commercial Vehicles

#### **ARTICLE VII - General Administrative Rules**

- Section 7.1 - Consent in Writing
- Section 7.2 - Complaint

#### **ARTICLE VIII - General Recreational Rules**

- Section 8.1 - Limited to Occupants and Guests
- Section 8.2 - Boisterous Behavior Prohibited
- Section 8.3 - Children
- Section 8.4 - Bicycles, etc.
- Section 8.5 - Softball, etc.
- Section 8.6 - Proper Use
- Section 8.7 - Swimming Pool Rules

#### **ARTICLE IX - Lease Requirements**

#### **ARTICLE X - Violations of Rules and Regulations**

#### **ARTIVLE XI – Additional Rules, Regulations and Amendments**

Effective July 6, 2004

## **ARTICLE 1**

### **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 of the storage of vehicles and accessory storage as defined in Article IX C of the Declaration. No Unit shall be permanently occupied by more than 2 persons per bedroom. Please be advised about local Zoning Regulations (See Section 3.2).

#### **Section 1.2 - No Commercial Use**

No industry, business, trade, commercial, religious, educational or otherwise, other than home professional pursuits without employees or regular visits from the public, designed for profit, altruism, or otherwise, shall be conducted, maintained or permitted on any part of the Property, nor shall any "For Sale", "For Rent", or "For Lease" signs or other window displays or advertising be maintained or permitted on any part of the Property on in any Unit therein nor shall any Unit be used or rented for transient, hotel or motel purposes.

#### **Section 1.3 - Resident Information**

The Board of Directors, or its designated agent shall retain a Resident and Unit Owner Information File. Each Occupant and/or Unit Owner shall fill out a form to be filed with the Board of Directors. (See Exhibit A). This information is to be used for emergency situations.

#### **Section 1.4 - Electrical Devices, Fixtures, Usage**

No electrical device creating unusual electrical overloading may be used in the Units, Misuse or abuse of appliances or fixtures within the Unit is prohibited; any damage resulting from such misuse shall be the responsibility of the Unit Owner in whose Unit it shall have been caused.

#### **Section 1.5 - Alterations or Improvements to Units**

No permanent or substantial alteration or any remodeling of a Unit may be done without the prior express written permission from the Board of Directors. This includes any hook-up or connecting of computer equipment and Cable TV. Foyers cannot be used as workstations – no cutting of wood, sheetrock etc is permitted. Unit owner doing the renovations will be responsible for keeping the foyer/stairs clean and presentable at all times.

#### **Section 1.6 - Displays Outside of Units**

Unit Owners or Occupants shall not cause or permit anything other than curtains, conventional draperies, blinds and holiday decorations to be hung, displayed or exposed at or on the inside or outside of windows without the prior written consent of the Board of Directors. Holiday decorations shall be limited to the Unit Owners front entry door and their back patio/deck area and may not be permanently affixed to the Unit and/or Building.

### **Section 1.7 - Cleanliness**

Each Unit Owner and/or Occupant shall keep his Unit or any Limited Common Element Area (i.e. decks, patios, garages, foyers) to which he has sole access in a good state of preservation and cleanliness.

### **Section 1.8 - Waterbeds**

No waterbeds allowed.

## **ARTICLE II**

### **Use of Common Elements**

#### **Section 2.1 - Obstructions**

There shall be no obstruction of the Common Elements, nor shall anything be stored in the Common Elements without the prior written consent of the Board of Directors 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 or obstructing personal property shall be permitted in the Common Elements including foyers; except in designated trash storage containers, nor shall any rugs or mops be shaken or hung from or on any window, door, patio or deck.

#### **Section 2.3 - Storage**

Personal property belonging to residents may be stored at their own risk in the designated storage areas for each Unit. Common Element areas especially designed for storage shall be kept neat and clean and vermin shall be prevented. No clothes shall be hung or dried outside the Units.

Firewood can be placed on patios between October 15 and April 15. Firewood may not be placed on second floor decks due to structural limitations. The main storage of firewood should be limited to the firewood storage racks in the breezeways only.

Only hanging plants, wind chimes are permitted to hung from decks / patios. Bird feeders are not permitted. Bird feeders may be hung on a tree or stand a least 15 to 20 ft away from building

State fire laws prohibit the storing of propane tanks inside a Unit, garage or storage area. Therefore, all propane gas grills and propane tanks must remain outside. State fire laws also prohibit the storage of any power driven vehicle or equipment in storage areas.

Effective July 6, 2004

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Hanging plants are permitted

State fire laws prohibit the storing of propane tanks inside a Unit, garage or storage area. Therefore, all propane gas grills and propane tanks must remain outside. State fire laws also prohibit the storage of any power driven vehicle or equipment in storage areas.

#### **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 proper use by others, or commit any nuisances, vandalism, boisterous or improper behavior on the Common elements that interferes with or limits the enjoyment of the Common Elements by others.

#### **Section 2.5 - Trucks and Commercial Vehicles**

Trucks and commercial vehicles are prohibited in the parking areas and driveways except for temporary loading and unloading, as may be designated by the Board of Directors or as hereinafter provided.

#### **Section 2.6 - Alterations, Additions or Improvements to Common Elements**

No clothes, sheets, blankets, laundry, towels, rugs or any other kind of articles shall be hung or displayed on the outside of windows or placed on the outside walls, doors decks/patios of a building or on any tree. No signs, awnings, canopy, shutters or radio/television antennas or equipment i.e. satellite dishes shall be affixed to or placed upon exterior walls, doors, roof decks / patios or any part thereof or exposed on or at any window, without the prior written consent of the Board of Directors. Unit Owners and/or Occupants shall not paint, stain, or otherwise change color or any exterior portion of any building.

### **ARTICLE III**

#### **Actions of Owners and Occupants**

##### **Section 3.1 - Annoyance or Nuisance**

No noxious, offensive, dangerous or unsafe activity shall be carried on in any Unit, the Common Elements, or limited Common Elements; nor shall anything be done therein either willfully or negligently, which may be or become an annoyance or nuisance to other Unit Owners or Occupants. No Unit Owner or Occupant shall make or permit any disturbing noises by himself, herself, his or her family, servants, employees,

agents, visitors and licensees, nor permit anything to be done by such persons that will interfere with the rights, comforts or convenience of other Unit Owners and Occupants. No Unit Owner or Occupant shall play or suffer to be played, any musical instrument or operate or suffer to be operated electronic music equipment, television set or radio at such high volume or in such a 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 and Occupants 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 Woodbury. The violating Unit Owners or Occupant shall hold the Association and all other Unit Owners harmless from all fines, penalties, costs, including reasonable attorney's fees and prosecutions for the violation thereof or noncompliance therewith.

### **Section 3.3 - Pets**

No animals of any kind shall be kept in any unit except household pets not to exceed two (2) per unit. One of which may be a dog size not to exceed 14 inches at the withers. Pets may not be kept, bred or maintained for any commercial purposes. All cats and dogs must have all legal vaccinations. Any pet causing or creating a nuisance, unreasonable disturbance or noise shall be permanently removed from the Property within three (3) days after Notice and Hearing from the Board of Directors.

In no event shall any dog or cat be permitted in any portion of the Common Elements unless carried or being walked on a leash. No cat or dog shall be permitted in the courtyard. Under no circumstances should dogs or cats be left unattended or tied up outside. The Owner of any dog or cat shall be responsible for cleaning up after their dog or cat. The Owner of a dog or cat 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. No dog or cat shall be curbed in any courtyard or close to any building.

### **Section 3.4 - Indemnification of Actions of Others**

Unit Owners shall hold the Association harmless 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 - Agents of Management**

No Unit Owner or Occupant of a Unit shall direct, supervise or in any manner attempt to assert any control over any of the agents of the Association, nor shall he or she attempt to send any of the agents upon private business of such Unit Owner or Occupant.



## **ARTICLE IV**

### **Insurance**

#### **Section 4.1 - Increase in Rating**

Nothing shall be done or kept which will increase the rate of insurance on any buildings, or contents thereof. No Unit Owner shall permit anything to be done, or kept on the Property that 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.

#### **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 in effect on the Property. . Smoke detectors must be installed and maintained and be properly working order in every Unit.

All Chimneys must be inspected or cleaned every two years. Unit Owners must submit a legible copy of the inspection report or cleaning bill to the person designated by the Board of Directors. Unit Owners purporting not to use their fireplaces must provide the Board of Directors with an inspection report confirming the same. The use of kerosene, propane, and space heaters are prohibited and cannot be used in any unit.

State fire laws prohibit the use of charcoal grills. If you use a gas grill you must have a small fire extinguisher close at hand. This is not to be attached to the outside of Building. Grills are to positioned away from the building when in use

#### **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.

Effective July 6, 2004

## **ARTICLE V**

### **Rubbish Removal and Recycling**

#### **Section 5.1 - Deposit of Rubbish**

The Board of Directors has designated rubbish container locations. Pickup will be from those locations only. Occupants will be responsible for removal of rubbish from their Units to the pickup locations. Long-term storage of rubbish in the Units is forbidden. All trash must be bagged, tied shut and deposited in dumpster.

Christmas trees may not be placed in the dumpsters. They will be picked up by the Association on a designated date. Reasonable care and courtesy shall be used when depositing large amounts of rubbish in a single container. Rubbish disposal locations will be kept neat, clean and free of debris. Dumpster lids will be kept closed. Residents will close dumpster lids after depositing refuse. If trash is too high for lids to close properly, then it must be taken to another location.

Hazardous Waste. Chemical, or any hazardous waste (e.g.: motor oil, antifreeze, paint, etc.), shall not be put in any dumpster for pickup, nor poured down any drain on the property on any ground within the complex. With regards to the disposal of (e.g. appliances, furniture, carpet, cabinets, etc). Arrangement must be made with a private trash company to pick up these items.

#### **Section 5.2 - Recycling**

NEWSPAPER - Must be in brown paper bag or put string around it.

BOTTLES & CANS - Food and beverage only. Wash and put in bin. Do not put in bags.

PLASTIC BOTTLES - Wash and put in bin. Do not put in bags. Recycle number 1 and 2 only. Discard numbers 3 through 7. Discard any bottles over one gallon in size.

CAPS - All bottle caps should be discarded as rubbish. Also discard plastic bottle caps.

CARDBOARD - Brown corrugated only. Must be flattened out and stacked with string around it in 2' by 2' size or less.

DO NOT USE PLASTIC BAGS FOR CANS, BOTTLES OR NEWSPAPERS.

Effective July 6, 2004

## **ARTICLE VI**

### **Motor Vehicles**

#### **Section 6.1 - Compliance with Law**

All persons will comply with the Laws of the State of Connecticut, Department of Motor Vehicles' regulations and applicable local ordinances on the drives and Property.

#### **Section 6.2. - Vehicle Parking**

Vehicles double parked, parked in "No Parking" areas, fire lanes, or blocking access, or otherwise improperly parked will be towed at the Owner's expense. If a vehicle which is in violation of the parking rules is owned by a tenant, guest, servant employee, agent, invitee, or licensee of an owner or tenant, then the owner shall be responsible for all towing expenses, In addition, an owner is responsible for all attorney's fees incurred in connection with cars that are towed.

Due to the limited number of parking spaces and garages available at HH Complex the Board passed the following:

Each unit having 1 or 2 residents is permitted parking space for 2 permanent vehicles only. Any unit having more than 3 permanent residents will be allowed a 3<sup>rd</sup> car and use of a 3<sup>rd</sup> parking space.

#### **Section 6.3 - Limitations on Use**

A Unit Owner whose Unit has a garage must garage one of his or her vehicles overnight in his or her garage and not in an outside space. Parking areas shall be used for no other purpose than to park motor vehicles.

#### **Section 6.4 - Speed Limit**

The speed limit within Heritage Hill is 10 miles per hour.

#### **Section 6.5 - Snowmobiles, Off Road and Unlicensed or Immobile Vehicles**

Snowmobiles, off road vehicles, including trail bikes are prohibited. All motor vehicles used or parked on the Property will be registered and properly equipped and in operating condition for safe travel on the public highways of the State. Except for temporary repairs not involving immobility in excess of ten (10) hours, motor vehicles will not be disassembled, repaired, rebuilt, painted, constructed or stored on the Property. Any vehicle stored for more than 30 days is considered to be in violation of the rules and regulations.

### **Section 6.6 - No Parking Areas and Fire Lanes**

Vehicles may not be parked in such a manner as to block access to garages, carports, or two lane passages. Vehicles in violation may be towed. Towing is at the Owner's expense, including, but not limited to, costs and attorney's fees. Vehicles may be parked on the drive in front of the Owner's Unit for loading and unloading only. No driving or parking on grassed areas.

a) Vehicles are not permitted to park in those areas marked "No Parking/Fire Lane." Vehicles in violation may be ticketed and/or towed by an officer of the Woodbury Police Department or Fire Department. It may also be towed at the Owner's expense, including, but not limited to, costs and attorney's fees, pursuant to order by a member of the Board of Directors or the management company.

b) Parking anywhere other than inside your garage or designated parking areas subjects your vehicle to towing at the Owner's expense, including, but not limited to, costs and attorney's fees, pursuant to order by a member of the Board of Directors or the management company.

### **Section 6.7 - Limited Use of Trucks, Vans, Boats, Trailers and Commercial Vehicles**

The following types of vehicles are prohibited in the parking areas in excess of eight (8) hours:

- Trucks - Commercially registered prohibited Vehicles that display a trademark, business logo, for sale sign or any advertising message shall not park overnight on any of the property, except those vehicles which are temporarily on the Property for the purpose of serving Heritage Hill itself.
- Campers, All vans and vehicles having capacity of more than 3/4 ton. All vehicles equipped with racks for carrying ladders, pipes, glass, etc. which are or can be used for commercial purposes.
- Boats,
- Trailers of any kind
- Vehicles with more than four (4) single-tired wheels.
- Motorcycles, mopeds, scooters, etc.

Construction equipment used in the actual repair, construction or maintenance of the Property will not be so restricted during such use.

Effective July 6, 2004

## **ARTICLE VII**

### **General Administrative Rules**

#### **Section 7.1 - Consent in Writing**

Any consent or approval required by these Rules must be obtained in writing from the Board of Directors or its appointed agent prior to undertaking the action to which it refers.

#### **Section 7.2 - Complaint**

Any formal complaint regarding the management of the Property or regarding actions of other Unit Owners or Occupants shall be made in writing to the Board of Directors or the management company. All written complaints shall be responded to within thirty (30) days of receipt.

## **ARTICLE VIII**

### **General Recreational Rules**

#### **Section 8.1 - Limited to Occupants and Guests**

Open space within the Common Elements is limited to the use of Unit Owners, their tenants, and invited guests. All facilities are used at the risk and responsibility of the user, and the user shall hold the Association harmless from damage or claims by virtue of such use.

#### **Section 8.2 - Boisterous Behavior Prohibited**

Boisterous, rough, or dangerous activities, or behavior that unreasonably interferes with the permitted use of facilities by others, is prohibited.

#### **Section 8.3 - 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 8.4 - Bicycles, etc.**

No bicycles, skateboards, roller-skate, roller blades, wagons, etc. are to be used or ridden upon within the complex.

**Section 8.5 - Softball, etc.**

No softball, hardball, football, hockey or any type of ball playing is to be played within the complex.

**Section 8.6 - Proper Use**

Recreational facilities will be used for the purposes for which they were designed. Recreational facilities shall be properly used, and may not be abused, overcrowded, vandalized or operated in such a way as to prevent interfere with permitted play or use by others. Anyone planning a large gathering of 10 or more persons in the common areas must have permission of the Board of Directors.

Effective July 6, 2004

13 of 16  
**Section 8.7 - Swimming Pool Rules**

Effective May 10, 2004

1. Swimming pool hours will be from 9:00 A.M. to 10:00 P.M. during the season. The season shall be determined by the Board of Directors depending on the weather and readiness and condition of the pool.
2. Residents only - Guests must be accompanied by the resident.
3. Children under 18 years of age must be accompanied by an adult resident.
4. Any child using the pool must be toilet trained - No diapers.
5. Running, boisterous or rough play is prohibited. No diving or jumping.
6. Radios and musical reproduction devices are prohibited from the swimming pool area, unless they are outfitted with earplugs such that music is not audible to anyone other than the owner of the device.
7. No cutoffs, only bathing suits/swimming trunks are permitted.
8. Pets, glassware, food, alcoholic beverages, underwater breathing apparatus, knives, and other dangerous materials are prohibited from the pool area. Beverages are permitted only in unbreakable containers. All refuse must be removed.
9. No balls, Frisbees, toys, floats, etc. in pool area. Only life saving devices attached to the body.
10. Use of oil-based lotions is prohibited.
11. No one allowed in pool area after 10:00 P.M.
12. Please close umbrellas and replace furniture after use.
13. Please be courteous to your friends and neighbors and consider their needs while using the pool.
14. Except by prior arrangement with the property manager, the number of guests of one Unit at any time may not exceed four (4).
15. Coin operated phone is available in Building C breezeway next to laundry room. 911 calls are free.
16. Unit Owners, Occupants, Guests and Tenants may be summarily ejected from this recreational facility by management personnel and/or director of the board in the event of violation of these regulations within a facility, and suspended from their use.

**A violation of the rules will result in fines of \$50.00 for each occurrence.**

## **ARTICLE IX**

### **Lease Requirements**

No Unit may be leased for duration of less than one (1) year. Unit owners that lease their units are required to submit to the Board of Directors or its designated agent, a Resident Information Form from their Tenant ten (10) days prior to the signing of the lease.

All Owners are required to provide a copy of the Rules and Regulations, and any modifications or additions thereto, to Tenants. Tenants must abide by all Rules and Regulations and are personally responsible for all violations thereof as well as the Unit Owner.

## **ARTICLE X**

### **Violation of Rules and Regulations**

For the violation of the Rules and Regulations by an Owner, Tenant or their guests, employees, invitees, agents, or licensees, the Owner or Tenant shall be responsible for the payment of all costs and expenses, including reasonable attorney's fees in connection therewith; whether such costs, expenses or attorney's fees are incurred prior to, during the pendency of, or after litigation.

In the event that the Tenant does not pay any fine, expenses, costs, monetary damage, or attorney's fees in connection therewith, the Owner is responsible for payment thereof.

**A violation of the rules will result in fines of \$50.00 for each occurrence.**

Effective July 6, 2004