Rules
Of
Saddlebrook Unit Owners Association, Inc
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RULES OF

SADDLEBROOK HOMEOWNERS ASSOCIATION , INC

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. Unit Owners and occupants shall not violate the restrictions on use, occupancy and alienation of Units set forth in Article X of the Declaration.

Section 1.2 – No Commercial Use. Except for those activities conducted as a 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 be permitted on any part of the Common Elements or any Unit, nor shall any Unit be use or rented for transient, hotel or motel purposes. "For Sale" signs not exceeding five (5) square feet in area may be posted at the entrance to the Common Interest Community, together with the Unit number of the Unit for sale, pursuant to the Unit Owner's permission. Should this provision be violated, the Executive Board may fine the Unit Owner. The size, method and means of fining in such an instance may be established by the Executive Board at a properly noticed meeting thereof.

Section 1.3 – Access by Executive Board and Secured Space. The Executive Board, the manager or its designated agent may retain a pass key to all Units for use in emergency situations only. No Unit Owner shall alter any lock or install a new lock on any door of any Unit without immediately providing the Executive Board, the manager or its agent with a key therefore. At the Unit Owner's option, he or she may provide the key be enclosed in a sealed envelope with instructions that it only be used in emergencies with a report to him or her as to each use and the reason therefore. Each Unit may have closets, safes or vaults not exceeding 50 cubic feet in capacity, which can be locked without such access. The Executive Board is responsible for making a full set of keys available to municipal, emergency personnel in a method and manner dictated by appropriate municipal officials in the Town of Bristol. It is the responsibility of the Executive Board to be certain that all Unit keys be kept in a safe, secure place.

Section 1.4 – 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 or fixtures 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 1.5 – Trash. No storage of trash will be permitted in any Unit in such manner as to permit the spread of fire or encouragement of vermin.

Section 1.6 – Displays in Windows of Units. Unit Owners shall not cause or permit anything other than curtains and conventional draperies, to be hung, displayed or exposed at, outside or in the windows 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 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 the Units without prior consent of the Executive Board except as hereinafter expressly provided.

Section 2.2 - Trash. No garbage cans or trash barrels shall be stored 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 should 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 or other areas designated by the Executive Board, including storage lockers, if any, shall be at the risk of the person storing the materials.

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 nuisances, 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 and commercial vehicles not driven by unit owners are prohibited in the parking areas and driveways except for temporary loading and unloading or as may be designated by the Executive Board. Trucks driven by unit owners whether used for commercial purposes or otherwise must be parked in the garage or driveway of the unit.

Section 2.6 - Alterations, Additions or Improvements to Common Elements. There shall be no painting of Common Elements and 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 the matters, if any. 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 the building or on trees and no signs, awnings, canopy, or shutter shall be affixed to or placed upon the exterior walls or doors, roof or any part of thereof or exposed on or at any window. For allowable antenna placement see the FCC consumer guide on "Over-the-Air Reception Devices Rule". Antennas can't be in or on exterior walls, roofs, or other common elements. They also can't affect safety or in any way affect our ability to maintain the property.

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, 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 suffer to be played, any musical instrument or operate, or suffer to be operated, a phonograph, television set 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 Bristol. 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.

Section3.3 – 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 an owner shall be allowed one dog of gentle disposition, no more than two cats or other household pets, approved and licensed by the Executive Board or the manager as to compatibility with the Common Interest Community may be kept. Pets may not be kept, bred or maintained for any commercial purposes. Any pet causing or creating a nuisance or unreasonable disturbance 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 be permitted in any portion of the Common Elements unless carried or on a leash. No dogs 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 dog owner is responsible for cleaning up after his animals including proper removal and disposal of all feces. Should the Unit Owner not comply with the provisions contained herein, the animal shall be considered a nuisance and dealt with in accordance with Section 3.1 and 3.3 herein. 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 and other utility animals will be permitted for those persons holding certificates of necessity.

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.

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.

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 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 would be in violation of any law.

Section 4.2 – Rules of Insurance. Unit Owners and occupants shall comply with the Rules and Regulation 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.

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.

Article VI
Motor Vehicles

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

Section 6.2 - Limits on Use. The use of Limited Common Element parking spaces is limited to use by the occupant of the Unit to which it was assigned as a Limited Common Element. Any vehicle must be registered in order to park permanently on the premises. Parking area shall be used for no other purpose than to park motor vehicles and loading or unloading.

Section 6.3 Visitor Parking. Except where special arrangements are made, vehicles are limited to three days parking.

Section 6.4 - Speed Limit. The speed limit on the entrance road is 20 miles per hour. The limit on other drives is 20 miles per hour.

Section 6.5 - Snowmobiles, Off Road and Unlicensed or a Immobile Vehicles. Snowmobiles, off road vehicles including trail bikes, jeeps and other four-wheel drive vehicles not used in maintenance are prohibited, except for licensed and equipped for passage on public highways and actually used by license drivers on the paved portions of the Property. Except for motor assisted bicycles and wheelchairs 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 for temporary repairs not involving immobility in excess of ten (10) hours, motor vehicles will not be disassembled, repaired, rebuilt, painted or constructed outside the garages of the Property.

Section 6.6 - No Parking Areas. Vehicles may not be parked in such manner as to block access to 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 occupant to whom the vehicle is registered. In addition, a twenty-five and 00/100 ($25.00) dollar per day fine will 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 6.7 - Limited use of Trucks, Vans, and Commercial Vehicles. The following types of vehicles are prohibited from parking areas or drives in excess of right (8) hours except for temporary loading and unloading following which the vehicle must be removed from the Property for at least sixteen (16) hours: Trucks, vans, and vehicles having a capacity of more than one ton; trailers of any kind; vehicles with ladder racks and exposed sideboxes. Construction equipment used in the actual repair, construction or maintenance of the Property will not be so restricted during such use. Commercial vehicles used by a unit owner carrying a sign advertising a business must be approved by the Executive Board.

ARTICLE VII

Rights of Declarant

The Declarant may make such use of the unsold Units and Common Elements as may facilitate completion and sale of the Common Interest Community including, but not limited to, maintenance of a sales office, the showing of the Common Elements and unsold Units, the display of signs, the use of vehicles and the storage of materials. Interference with workmen or with buildings under construction is prohibited. Entrance into construction or Declarant's restricted areas will be only with representatives of the Declarant.

ARTICLE VIII

General Administrative Rules

Section 8.1 – Consent in Writing. Any consent or approval required by these Rules must be obtained in writing prior to undertaking the action to which it refers.

Section 8.2 – 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 IX

General Recreation Rules

Section 9.1 – Limited to Occupants and Guests. Passive recreational facilities, open space and woodland within the Common Elements are 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 9.2 – Boisterous Behavior Prohibited. Boisterous, rough or dangerous activities or behavior, which unreasonably interferes with the permitted use of facilities by others, is prohibited.

Section 9.3 – 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.

Article X
Exterior Cameras

1. The board must approve exact placement of cameras. The board will use the following in its decision,
    a. will the camera impact the appearance of the unit
    b. will it increase building maintenance

    For example the board wouldn't approve the placement of a camera on the roof because installation of anything on a roof increases the likelihood of a leak, which is a maintenance issue.

2. It is the unit owner's responsibility to address the following.
    a. Placement for security
    b. Whether the camera violates another unit owner's privacy
    c. Whether the camera violates any state and/or federal, statutes and/or laws, pertaining to privacy, eavesdropping, wire tapping, etc.

3. The board will not consider, determine, nor recommend anything in section 2. The unit owner's written approval request must acknowledge they have considered and addressed all rules governing exterior cameras.

4. Even though the cameras are mounted on a common element, they are a limited common element and the responsibility of the unit owner. Any maintenance caused by the camera or its installation is the responsibility of the unit owner.

5. The unit owner must put up a sign: "Warning Security Cameras in use".

6. The board will not mediate privacy disputes over camera placement. This is a matter of law and should be addressed by the proper authorities.

7. Upon sale of the unit the buyer assumes the maintenance, privacy and legal responsibilities for the cameras, or the current unit owner will assume the cost of removing the exterior camera in a manner returning the unit to its original state.

8. In the event that anyone brings legal action against the Saddlebrook Unit Owner Association for any cause related to the camera, the unit owner will assume the cost of legal representation for the Saddlebrook Unit Owners Association.

Adopted 05-13-2020