

RULES
OF
MOUNT VIEW VILLAGE CONDOMINIUM

Initial capitalized terms are defined in Article 1 of the Declaration. The following Rules apply to all owners and occupants of Units.

ARTICLE 1
USE OF UNITS AFFECTING THE COMMON ELEMENTS

Section 1.1 – Occupancy Restrictions. Units are limited as set forth in Article 10 of the Declaration.

Section 1.2 – No Commercial Use. Except for those activities conducted as part of the marketing and development program of the Declarant, and except as specifically set forth in the Declaration with respect to home occupations, no industry, business, trade or commercial activities shall be conducted, maintained or permitted on any part of the Common Interest Community, nor shall any Unit be used or rented for transient, hotel or motel purposes.

Section 1.3 – Signs. No sign of any kind shall be displayed in the Common Elements or from the windows of any Unit, except the following:

1. Signs erected by the Declarant in connection with the development of the Property for the construction, sale or rental of Units.
2. Directional signs and markings erected by the Declarant or Homeowners' Association relating to direction, safety and speed limits of the private roads servicing the Common Interest Community.
3. Flags and signs authorized by the Act, but only subject to signed policies to be established by the Executive Board.

Section 1.4 – 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 any Units without the prior written consent of the Executive Board.

Section 1.5 – Painting Exteriors. Unit Owners and occupants shall not paint, stain or otherwise change the color of any exterior portion of any Unit or building without the prior written consent of the Executive Board.

Section 1.6 – Cleanliness. Each Unit Owner and occupant shall keep his or her Unit in a good state of preservation and cleanliness, and shall further be responsible for removal of dirt, snow and ice accumulations from any rear deck of a Unit. Each Unit Owner shall maintain his or her Unit as set forth in the Declaration.

Section 1.7 – Electrical Usage. Total electrical usage at any Unit shall not exceed the capacity of the circuits as labeled on the circuit breaker boxes.

ARTICLE 2 USE OF COMMON ELEMENTS

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

Section 2.2 – Trash. No garbage cans or trash barrels shall be placed outside of the Units except to curb at day of pick-up. No accumulation of rubbish, debris or unsightly materials will be permitted in the Common Elements, nor shall any rugs or mops be hung from or on any of the windows, doors, or decks.

Section 2.3 – Storage/Combustibles. Storage of materials in Common Elements or other areas designated by the Executive Board shall only be by permission of the Executive Board and shall be at the risk of the person storing the materials. No flammable or combustible materials shall be stored in any Unit or in the Common Elements except in appropriate safe containers or as otherwise permitted by the Executive Board except for small amounts necessary or appropriate for normal household uses.

Section 2.4 – Proper Use. Common Elements shall be used only for the purposes for which they are 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 or in the Common Elements which interfere with or limit the enjoyment of the Common Elements by others.

Section 2.5 – Vehicles. All Vehicles parked in the back driveway are to be parked in the Unit Owner's assigned parking places only. There is no Parking in the fire lane at any time except during snow removal. Further, once snow removal is completed each Unit Owner shall remove his or her vehicle promptly. All vehicles on the condominium property must be registered and insured. Major car repairs are not permitted in the parking lot and in no event shall any vehicle be left unattended on a jack or other device used to raise a vehicle. All vehicles must be operable. This means vehicles cannot have flat tires, broken or shattered windows or other conditions that leave the car inoperable. Boats, trailers, ATV's, commercial vehicles, utility vehicles, utility pickup trucks, pickup trucks with plows and all trucks over one half ton are prohibited from the Condominium Property. Violations of this section may result in removal of the vehicle at the Unit Owner's expense.

Section 2.6 – Alterations, Additions or Improvements to Common Elements. No alterations, additions or improvements may be made to the Common Elements or to the exterior of any Unit and no additional structures may be built or placed on the Common

Elements without the prior consent of the Executive Board. No clothes, sheets, blankets, laundry or any other kind or article other than holiday decorations on doors only shall be hung out of a building or exposed or placed on the outside walls or doors of a building or on trees, and no sign, awning, canopy, shutter, antenna or aerial shall be affixed to or placed upon the exterior walls or doors, roof or any part of the Common Elements, or exposed on or at any window without prior consent.

Section 2.7 – Unit Owners Responsibility for Limited Common Element Maintenance. Each Unit Owner shall be responsible for maintenance of any plants or materials installed by the Unit Owner.

Section 2.8 – Blowups. Oversized Holiday blowups are not allowed on any portion of the Condominium property.

Section 2.9 – Grills. Charcoal Grills are prohibited from all portions of the condominium property including all units.

Section 2.10 – Decks. Decks may not be used as a storage area. Nothing may be hung from or attached to any deck.

Section 2.11 – Loitering is Prohibited. There shall be no loitering on the condominium property, including, but not limited to gathering on front porches.

Section 2.12 – Swimming Pools are Prohibited. All types of Swimming Pools are strictly prohibited from all portions of the condominium property.

Section 2.13 – Sidewalks stairways. Sidewalks and outside stairways shall not be obstructed or used for any purpose other than their intended use.

Section 2.14 – Alcohol. Alcoholic beverages are prohibited in Common Areas. Public intoxication is prohibited in Common Areas.

Section 2.15 – Graffiti. Graffiti will not be tolerated. Unit Owners shall not permit guests, invitees, occupants, tenants or other persons to write on, destroy or deface any area of the condominium property including but not limited to external walls, doors, windows, sidewalks and parking area. Failure to report a violation shall constitute a violation of this section.

ARTICLE 3 ACTIONS OF THE 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, pets and licensees, nor do or permit anything to be done by such persons or pets 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, radio or other electronic device at such high volume or in such other manner that it shall cause unreasonable disturbance 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 Waterbury. The violating Unit Owner and occupant shall hold the Association and other Unit Owners harmless from all fines, penalties, costs and prosecutions for the violation thereof or noncompliance therewith.

Section 3.3 – Tenant Move-in and move-out. Tenant's move-in and move-out is permitted daily between the hours of 9:00am and 9:00pm. All moving boxes must be broken down and placed directly into the dumpster in accordance with Article 5.

Section 3.4 – Pets. No animals, rabbits, livestock, fowl or poultry of any kind shall be raised, bred or kept in any unit or in the common elements or limited common elements. All animals including but not limited to dogs or cats are prohibited from all Condominium property including units. This means no dog, cat or pet of any nature is allowed on any portion of the Condominium property, including units, for any period of time including visits. A dog needed for a genuine health or handicap purpose may be allowed by the Executive Board following application and presenting an appropriate certification of health concern or handicap.

Section 3.5 – Indemnification of Actions for Others. Each Unit Owner shall hold the Association and other Unit Owners and occupants harmless for the actions of their tenants, guests, pets, servants, employees, agents, invitees or licensees.

Section 3.6 – Employees of Management. No Unit Owner or occupant shall send any employee of the manager out of the Property on any private business of the Unit Owner or occupant, 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 provisions of special services for a fee to be paid to the Association or pursuant to other arrangements approved by the Executive Board.

ARTICLE 4 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 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 held by the Association on the Common Interest Community.

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 5 RUBBISH REMOVAL

Section 5 – 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 his or her Unit to the pickup locations. Only household trash is to be put in the dumpster. Rubbish is to be deposited within the dumpster and the area is to be kept neat, clean and free of debris. Nothing is to be left on the side of the dumpster or it will be removed at the Unit Owners expense. All discarded furniture, water heaters and old appliances need to be removed from the property by the Unit Owner at his or her expense. Long term storage of rubbish in the Units is forbidden.

ARTICLE 6 LEASING OF UNITS

A Unit may be leased by a Unit Owner for use in compliance with the Declaration and zoning regulations and other documents governing the Common Interest Community provided:

1. Each such lease is in writing and is for a term of not less than one (1) year;
2. Copy of each such lease and data verifying compliance with use restrictions is delivered to and approved by the Executive Board. Failure of the Executive Board to give notice of approval within thirty (30) days of receipt of the lease shall be deemed approval; but does not waive the Association's right to enforce any use restrictions or other restrictions set forth in the Declaration; and
3. The Unit Owner/landlord designated in writing to the Manager the name, address and telephone number of the party to be contacted in the event of an emergency.

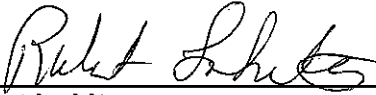
ARTICLE 7 RIGHTS OF DECLARANT

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 workman or with buildings and improvements under construction is prohibited. Entrance into construction or Declarant's restricted areas will be only with representatives of the Declarant and subject to the Declarant's prior approval.

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 it 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 designee.

Certified to be the rules adopted by Mount View Village Condominium Association Inc. on this 24th day of February 2011.

By 
Robert Lokites
Its President