

ROYAL STONE CONDOMINIUM ASSOCIATION, INC  
RULES & REGULATIONS

**Amendment to Article II – Section 2.24  
Definitions of the By-Laws of Royal Stone Condominium Association, Inc.**

The Executive Board of Directors of Royal Stone Condominium Association adopts the following Rules & Regulations for the Community, hereinafter referred to as the "Rules", which shall be binding upon all owners, and their grantees, lessees, tenants, occupants, successors, heirs, and assigns who currently or in the future may possess an interest in the Community, and which shall supersede any previously adopted rules on the same subject matter.

**USE OF UNITS AFFECTING THE COMMON ELEMENTS**

**Section 2.24-1 – OCCUPANCY RESTRICTIONS.**

Units are limited to occupancy by single families.

**Section 2.24-2 – NO COMMERCIAL USE.**

Except for those activities conducted as a part of the marketing & development program of the Declarant, no industry, business, trade or commercial activities, 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 nine (9) square inches in area, on the main door to each Unit 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 2.24-3 – 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 appliance 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 2.24-4 – TRASH.**

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

**Section 2.24-5 – DISPLAYS OUTSIDE OF UNITS.**

Unit Owners shall not cause or permit anything other than curtains & conventional draperies, & holiday decorations to be hung, displayed or exposed at or on the outside windows without the prior consent of the Executive Board having jurisdiction over such matters, if any.

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Section 2.24-6 – 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 2.24-7 – CLEANLINESS.

← Each Unit Owner shall keep his or her Unit in a good state of preservation & cleanliness.

Section 2.24-8 – ELECTRICAL USAGE.

Total electrical usage in any Unit shall not exceed the capacity of the circuits as labeled on the circuit breaker boxes.

Section 2.24-9 – CO SMOKE DETECTORS

← All unit owners will install a CO Smoke Detector on the first floor of their unit. A CO Smoke Detector is both a smoke detector and Carbon Monoxide combined. These detectors are required because the garages are located under living space. The Board of Directors and/or management company will be doing a yearly inspection to make sure CO Smoke Detectors are installed and in working condition. Any unit owner who doesn't have a CO Smoke Detector will be fined \$125.00. You will have 7 days to install one. If not corrected after 7 days, a fine of \$25.00 per day will be implemented until one is installed or working condition.

**USE OF COMMON ELEMENTS**

Section 2.24-10 – OBSTRUCTIONS.

There shall be no obstructions 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. Anyone who plants trees, bushes or flowers are the sole property of the Association.

Section 2.24-11 – 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 2.24-12 – STORAGE.

Storage of materials in Common Elements or other areas designated by the Executive Board, including storage lockers, lawn furniture, grills, etc shall be at the risk of the person storing the materials.

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Section 2.24-13 – PROPER USE.

Common Elements shall be used only for the purpose 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 2.24-14 – TRUCK & COMMERCIAL VEHICLES.

Trucks & Commercial vehicles are prohibited in the parking areas & driveways, except for temporary loading & unloading, or as may be designated by the Executive Board.

Section 2.24-15 – 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 of articles other than holiday decorations on door 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 to or placed upon the exterior walls or doors, roof, or any part thereof or exposed on or at any window.

**ACTIONS OF OWNERS & OCCUPANTS**

Section 2.24-16 – 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, & licensees, nor do the rights, comforts or conveniences 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 a high volume or in such other manner that it shall cause unreasonable disturbances to other Unit Owners or occupants.

Section 2.24-17 – 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 City of Waterbury. The violating Unit Owner shall hold the Association and other Unit owners harmless from all fines, penalties, costs and prosecutions from the violation thereof or noncompliance therewith.

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Section 2.24-18 - 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 & of gentle disposition, no more than one cat, or other household pets, approved & 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 & 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. Leash shall extend no more than 15 feet. No dogs shall be curbed in any courtyard or close to any patio or terrace, exception 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 & Hearing Ear Dogs will be permitted for those persons holding certificates of necessity.

Section 2.24-19 – INDEMNIFICATIONS FOR ACTIONS OF OTHERS.

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

Section 2.24-20 – LINT FILTERS ON DRYER; 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 & screens will at all time be used & kept clean, good order & repair by the Unit Owner.

Section 2.24-21 – HOT WATER HEATERS.

All unit owners shall be responsible for maintenance, repair and replacement of the hot water heater that services their unit. Each Unit Owner shall replace the hot water heater that services their Unit not later than the recommended or rated life use of the hot water heater. Each Unit Owner shall install an automatic shutoff valve on any new hot water heater installed in his or her Unit.

Section 2.24-22 – CLOTHES WASHER CONNECTIONS AND DISHWASHER CONNECTIONS; MAINTENANCE REPAIR AND REPLACEMENT.

All Unit Owners are responsible for maintenance, repair and replacement of clothes washer and dishwasher connection. Each Unit Owner shall be responsible for maintenance, repair and replacement of clothes washers and dishwasher connection. Washing machine hoses must be steel braided and turned off when the Unit is vacant.

Section 2.24-23 – UNIT OWNER RESPONSIBLE TO MAINTAIN HEAT IN UNIT DURING WINTER.

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Each Unit Owner shall during the winter months (December 1 through April 30) be responsible to maintain head of not less than 58 degrees Fahrenheit in all living area contained within the boundaries of the Unit.

**Section 2.24-24 – TOILETS AND PLUMBING FIXTURES; MAINTENANCE REPAIR AND REPLACEMENT; EVIDENCE OF RUNNING WATER AND/OR MOLD.**

No running water spigots may be left unattended or allowed to cause overflow. Outdoor water spigots shall be winterized to prevent freezing. All leaky pipes, valves and running toilets must be promptly repaired. Each Unit Owner shall be responsible for maintenance, repair and replacement of plumbing fixtures within their Unit in order to prevent water damage in their Unit and any other Unit. Each Unit Owner shall be responsible to prevent running toilets or other water fixtures in order to avoid excessive water usage costs to the Association.

**Section 2.24-25 – REPORTING OF LEAKS AND MOLD CONDITIONS.**

Each Unit Owner acknowledges that serious damage to the common interest community is likely to occur where a leak or other condition of escaping water is identified by the Unit Owner but is not reported to the Association on a timely basis. Accordingly, each Unit Owner shall owe a duty to the Association and the other Unit Owners in the common interest community to report to the Association any leak or other condition resulting in escaped water immediately after identifying any such leak or condition or as quickly thereafter as in reasonably possible. Each Unit Owner shall be responsible to report evidence of mold or conditions that could lead to mold immediately to the Association.

**Section 2.24-26 – LICENSED AND INSURED CONTRACTORS**

Any maintenance, repair and replacement activity authorized by the Unit Owner, whether performed in connection with one of the maintenance, repair and replacement standards contained herein or for any maintenance, repair and replacement activity not covered by these standards which relates to the Unit or an Limited Common Element to be maintained, repaired and replaced by the Unit Owner, shall be performed by a contractor which is licensed and insured to at least the minimum standards required by the State of Connecticut and the municipality in which the Unit is located. Upon request made by the Association, the Unit Owner shall provide the Association with documentation satisfactory to the Association with regard to the licensing and insurance maintained by any contractor which performs work on the Unit.

**Section 2.24-27 – SMOKE ALARMS**

Each Unit Owner shall be responsible to install and on an annual basis shall be responsible for an inspection of any smoke alarms which serve only his or her Unit. Where batteries are utilized in smoke alarms, batteries shall be replaced by the Unit Owner at least annually.

**Section 2.24-28 – CO DETECTORS**

Each Unit Owner who has a garage shall be responsible to install and on an annual basis shall be responsible for an inspection of all CO Smoke Detectors which serve only his or her

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Unit. These CO Smoke Detectors shall be placed in the entry area next to the garage. A CO Smoke Detector is both a smoke detector and Carbon Monoxide combined. These detectors are required because the garages are located under living space.

**Section 2.24-29 – ELECTRICAL CIRCUITS AND OUTLETS**

Total electrical usage both in the aggregate and per circuit in any Unit shall not exceed the capacity of the circuits which serve the Unit as labeled on or in the circuit breaker boxes. No single electrical device or assemblage of electrical devices creating electrical overloading of standard circuits may be used.

**Section 2.24-30 – GENERAL STANDARD OF CARE**

Each Unit Owner acknowledges that the Association's property Insurance costs are positively impacted by the diligent maintenance, repair and replacement of the Units, the fixtures and Improvements located within the boundaries of the Units and the Limited Common Elements which the Unit Owners are required to maintain, repair and replace. Each Unit Owner shall under a duty to use reasonable care to maintain, repair and replace his or her Unit, the fixtures and improvements located within the boundaries of the Unit and the Limited Common Elements which the Unit Owner is required to maintain, repair and replace. It is expected that the Unit Owner will use the same level of care in performing his or her maintenance, repair and replacement obligations which a typical homeowner living in a single family home not part of a common interest community would observe.

**Section 2.24-31 – UNIT OCCUPANT RESPONSIBILITIES**

Each Unit Owner shall be responsible for ensuring that any tenant, guest, invitee or other occupant of the Unit complies with each of the maintenance, repair and replacement standards set forth above. For the purpose of interpreting and applying these maintenance, repair and replacement standards, where the context requires, the term "Unit Owner" shall include any tenant, guest, invitee or other occupant of the Unit.

**Section 2.24-32 – ASSOCIATION RIGHT OF ACCESS OF UNITS**

The Association shall have the right to enter Units in order to monitor and enforce these maintenance standards. The Association, except in the case of genuine emergency, shall provide reasonable notice to the Unit Owner in order to request access. The Association right of access may be used during winter months if a Unit appears vacant in order to make certain that heat is being maintained in the Unit. If the Unit Owner does not make reasonable arrangements for the Association to access the Unit following such request, the Association may seek a Court order to gain access. Any costs incurred by the Association including reasonable attorney's fees in connection with gaining access to a Unit shall be assessed against the Unit Account of such Unit.

**Section 2.24-33 – UNIT OWNER RESPONSIBILITY FOR COST INCURRED DUE TO FAILURE TO COMPLY WITH THESE MAINTENANCE STANDARDS.**

Each Unit Owner shall be responsible to pay all damages and costs incurred by the Association to repair any damage to their Unit, any other Unit or any Common Element as a result of the Unit Owners failure to comply with these Maintenance Standards.

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**INSURANCE**

Section 2.24-34 – 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 building, or contents thereof, or which would be in violation of any law.

Section 2.24-35 – RULES OF INSURANCE.

Unit Owners & occupants shall comply with the Rules & Regulations of the New England Fire Rating Association & with the Rules & Regulations contained in any fire & liability policy on the property.

Section 2.24-36 – REPORTS OF DAMAGE.

Damage by fire or accident affecting the property, & 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.

**RUBBISH REMOVAL**

Section 2.24-37 – DEPOSIT OF RUBBISH.

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

**MOTOR VEHICLES**

Section 2.24-38 – COMPLIANCE WITH THE LAW.

All persons will comply with Connecticut State Laws, Department of Motor Vehicle Regulations, and applicable local ordinances, on the roads, drives & property.

Section 2.24-39 – REGISTRATION.

All vehicles of employees, agents, Unit Owners, & occupants regularly using the premises must be registered with the manager & all vehicles parking for more than 4 hours must display either a vehicle sticker or carry a guest pass. Construction & management vehicles not registered will be identified by a special pass card.

Section 2.24-40 – REGISTRATION APPLICATION.

The manager will register vehicles on a special application form & shall issue parking stickers to such vehicles. The form will provide that registered vehicle parking in “no

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parking" area, fire lanes, on the pavement or blocking access, or otherwise improperly parked may be towed at the owner's expense.

Section 2.24-41 – ROAD WORTHY

Unit Owners, tenants and guests will ensure that all vehicles that are on property are registered with the property manager and remain road worthy. Road worthy is defined as movable (no flat tires, engine problems, etc). If such vehicle is on the premises then notification will be sent to have the vehicle removed within 24 hours or it will be towed at the Unit Owners expense.

Section 2.24-42 – GUEST PASS.

Vehicles parked on the property for more than four (4) hours without a guest pass (or sticker) will be deemed trespassers & will be removed. 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 & towing charges of vehicles displaying such passes, as a Common Expense assessment, which will be levied following Notice & Hearing.

Section 2.24-43 – LIMITATION ON USE.

The use of Limited Common Element parking spaces is limited to use by the occupant of the Unit to which it is assigned as a Limited Common Element. Any vehicle must be registered in order to park permanently on the premises. Parking areas shall be used for no other purpose than to park motor vehicles, and loading or unloading. Unit Owners with a garage are to park one vehicle inside the garage and one outside the garage. Unit Owners without a garage are assigned parking.

Section 2.24-44 – VISITOR PARKING.

Except where special arrangements are made, vehicles displaying guest passes are limited to three (3) days' parking. Visitors parking lot is located in the front area of the Association.

Section 2.24-45 – SPEED LIMIT.

The speed limit on the entrance road is 15 miles per hour.

Section 2.24-46 – SNOWMOBILES, OFF ROAD & 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 & equipped for passage on public highways, & actually used by licensed drivers on the paved portions of the property. Except for motor assisted bicycles & wheel chairs as permitted by State Law, all motor vehicles used or parked on the property will be licensed & properly equipped & 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 of garages on the property.



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Failure to abide by the rules will result in a warning being issued, which will be accompanied by a request to attend a hearing before the Board, to discuss and review the violation complaint. If the violation continues the unit owner AND/OR the tenant will be fined up to \$25.00 per day as long as the violation continues.

**GENERAL RECREATION RULES**

**Section 2.24-52 – LIMITED TO OCCUPANTS & GUESTS.**

Passive recreational facilities, open space & woodland within the Common Elements are limited to the use of Unit Owners. Their tenants & invited guests. All facilities are used at the risk & responsibility of the user, & the user shall hold the Association harmless from damage or claims by virtue of such use.

**Section 2.24-53 – BOISTEROUS BEHAVIOR PROHIBITED.**

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

**Section 2.24-54 – RESERVED AREAS.**

Specific portions of woodland or open space facilities, or specific times of recreational schedules may be reserved, opportunity given, to certain age groups. Such reservations & scheduling shall be done by management personnel, & shall be effective after publications in the newsletter.

**Section 2.24-55 – CHILDREN.**

Parents will direct & 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 2.24-56 – EJECTION FOR VIOLATION**

Unit Owners, occupants, guests & tenants may be summarily ejected from a recreational facility by management personnel in the event of violation of these regulations within a facility, & suspended from the use until the time for Notice & Hearing concerning such violation &, thereafter suspended for the period established following such Hearing.

**Section 2.24-57 – PROPER USE.**

Recreational facilities will be used for the purpose for which they were designed. Picnic areas, equipment, & surrounding areas shall be properly used, & may not be abused, overcrowded, vandalized or operated in such a way as to prevent or interfere with permitted play or use by others. Rules of safety promulgated by nationally recognized organizations regulating play of a game or sport for which a facility is designed will be followed, & where appropriate, customary safety equipment will be worn & used.