

# **WATERTOWN OLD FARMS**

**319 Thomaston Road  
Watertown, Connecticut 06795**

## **Rules & Regulations**

## **Article I – Use of Units Affecting 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. For further information, refer to Declaration, Page 15, Section 10.1 (a) (b).

### **Section 1.2 – Commercial Use**

Except for those activities conducted as part of the marketing and development program of the Declarant, industry, business, trade or commercial activities, public visits or nonresidential storage, mail, or other use of a unit, shall not be conducted, 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. No embedded or semi-permanent “For Sale” signs are permitted at the entrance to the community. Sandwich board signs announcing Open House sales may be placed at the entrance, behind the street lines, just prior to, and removed immediately after the hours of the Open House.

### **Section 1.3 – Access by Executive Board (Relates to Master Key)**

The condominium Association shall not retain a passkey into any unit. In the event of an emergency, the Association or authorized agency (Police or Fire departments) responding to an emergency shall gain access in the most expeditious manner, i.e., break a door or window.

### **Section 1.4 – Electrical Devices or Fixtures**

No electrical device creating electrical overloading of standard circuits may be used without the permission of the Executive Board. Misuse or abuse of the appliances or fixtures within a unit is prohibited when it affects other units or the Common Elements. Any damage resulting from such misuse shall be the responsibility of the Homeowner from whose unit it shall have been caused.

### **Section 1.5 – Trash**

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

### **Section 1.6 – 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.

No Homeowner shall erect or allow to be erected on his behalf, any sign upon or which may be seen from any of the common areas.

**Section 1.7 – Painting Exteriors**

Homeowners 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 established by the Executive Board having jurisdiction over such matters, if any.

**Section 1.8 – Cleanliness**

Each Homeowner shall keep his or her unit in a good state preservation and cleanliness.

**Section 1.9 – Electrical Usage**

Total electrical usage in any unit shall not exceed the capacity of the circuits as labeled on the circuit breaker boxes at the time of original sale or as subsequently approved by the Executive Board.

**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 the 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. Trash shall be put out only on mornings of collection days. No accumulation of rubbish, debris or unsightly materials shall be permitted in the Common Elements. No rugs or mops shall be shaken from 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 shall be at the risk of the person storing the materials.

**Section 2.4 – 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 the proper use by others, or commit any nuisances, vandalism, boisterous or improper behavior of the Common Elements, which interferes with, or limits the enjoyment of the Common Elements by others.

## Section 2.5 – Motor Vehicles

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. All vehicles at the community must be registered, insured and in a condition that allows for safe operation on Connecticut roads and private roadway within the community.
2. Limitations of 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. The parking areas shall not be used for any purpose other than to park automobiles. This specifically excludes vans, trucks, boats, campers, trailers, recreational vehicles, or commercial vehicles in excess of 3 tons (or 6,000 lbs.). Mini or family vans are permitted. No vehicles shall be parked in such a manner as to impede or prevent ready access to another parking space. In addition to those vehicles above the following vehicles are also prohibited from the community unless parked inside your garage with the garage door closed:
  - a. Vehicles with signage or lettering
  - b. Vehicles with ladder racks, glass racks or other configurations designed to hold or secure equipment, products, or tools.
  - c. Vehicles with plows or sanders
  - d. After market or non-stock mufflers to enhance sound
3. Speed Limit The speed limit on all drives is 15 miles per hour.
4. Snowmobiles, Off-Road and Unlicensed or Immobile Vehicles. Snowmobiles, off road vehicles including trail bikes and ATVs not used in maintenance are prohibited, except where licensed and equipped for passage on public highways and used by licensed 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 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 twenty-four (24) hours, motor vehicles will not be disassembled, repaired, rebuilt, painted or constructed on the Property. No unregistered vehicles may be parked or stored on the Property.
5. No Parking Areas. Vehicles may not be parked in such manner as to block access to driveways of other unit owners, parking spaces, 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, Homeowner, or occupant to whom the vehicle is registered. In addition, a \$25.00 per day fine may be levied against the person, Homeowner, 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 2.6 – Alteration, 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, buildings or on trees; and no sign, shutter or antenna shall be affixed to or be placed upon the exterior walls or doors, roof or any part thereof, or exposed on or at any window. With the specific approval of the Executive Board, an awning may be mounted over the rear deck of a unit, provided that the awning is a retractable type approved by the Executive Board for design and color. The approved color is black and white vertical stripe. Common Elements and Limited Common Elements are defined in Article IV, Section 4.3, and Article V, respectively of the Declaration.

For further information, refer to the Declaration.

## **Article III – Actions of Owners and Occupants**

### **Section 3.1 – Annoyance or Nuisances**

No noxious, offensive, dangerous, or unsafe activity shall be carried out in any unit, or the Common Elements, nor shall anything be done whether willfully or negligently, which may be or become an annoyance or nuisance to the other Homeowners or occupants. No Homeowner 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 Homeowner or occupant shall play, or suffer to be played, any musical instrument or operate or suffer to be operated any audio device, television set or radio at such volume or in such other manner that it shall cause unreasonable disturbances to the Homeowners or occupants.

### **Section 3.2 – Compliance with Law**

No immoral, improper, offensive, or unlawful use may be made of the Property and Homeowners shall comply with and conform to all applicable laws and regulations of the United

States and the State of Connecticut, and all ordinances, rules, and regulations of the Town of Watertown. The violating Homeowner shall hold the Association and other Homeowners harmless from all fines, penalties, costs, and prosecutions for violations thereof or noncompliance therewith.

### **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 for: No more than one dog of less than thirty (30) inches in height at the shoulder at maturity and 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. 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 upon three (3) days written Notice and Hearing from the Executive Board. In no event shall any dog be permitted in any portion of the Common Elements unless carried 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 owner shall hold the Association harmless for 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. Dog droppings are not permitted to remain on any area of the condominium development such as lawns, shrubs, sidewalks, decks, stoops, roads, and parking area. People walking dogs on a leash should be prepared to pick up any droppings as they occur.

### **Section 3.4 – Indemnification for Actions of Others**

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

### **Section 3.5 – Employees of Management**

No Homeowner shall send the manager out of the Property on any private business of the Homeowner, nor shall any employee be used for the individual benefit of the Homeowner, unless in the pursuit of the mutual benefit of all Homeowners, or pursuant to the provisions to 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 clean, and in good order and repaired by the unit owner. Homeowners shall be responsible for cleaning dryer vents, furnaces and fireplace flues as required.

For further information, see Property Maintenance Standards approved by the Executive Board in 2018.

### **Section 3.7 – Stoves and Heaters**

Wood burning stoves and kerosene heaters are not permitted in any of the condominium units.

## **Article IV – Insurance**

### **Section 4.1 – Increase in Rating**

Nothing shall be done or kept which shall increase the rate of insurance on any building, or contents thereof, without the prior consent of the Executive Board. No Homeowner 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 content thereof, or which would be in violation of any law.

### **Section 4.2 – Rules of Insurance**

Homeowners and occupants shall comply with the regulations of the New England Fire Rating Association and with regulations contained in any fire liability insurance policy on the property.

### **Section 4.3 – Reports of Damage**

Damage by fire or accident affecting the Property and the person 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**

Storage of trash container locations will be limited to the garage. Occupants will be responsible for removal of trash from their units/garages to the pickup locations on rubbish pick-up days. Residents will be allowed to bring out lidded and closed trash containers at ‘dusk’ on Sunday evenings for Monday morning pickup. Trash pick-up locations are to be kept neat, clean, and free of debris. Long-term storage of rubbish in the units is forbidden.

All cans must have lids to prevent paper and waste material from being blown around the property. Once emptied, cans and recycling buckets must be returned to your garage. Cans and recycling buckets cannot be stored in the driveway or the exterior of the building.

## **Article VI – Rights of Declarant**

Declarant is no longer at Watertown Old Farms. This Article is deleted.

## **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 it refers.

### **Section 7.2 – Complaints**

Any formal complaint regarding the management of the Property or regarding the 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 – Limited Occupants and Guests**

Passive recreational facilities, open space and woodland within the Common Elements are limited to the use of Homeowners, 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, which unreasonably interferes with the permitted use of the facilities by others, is prohibited.

### **Section 8.3 – Reserved Areas**

Specific portions of woodland or open space facilities or specific times of recreational schedules may be reserved, or priority given, to certain age groups. Such reservations and scheduling shall be made by management.

### **Section 8.4 – Children**

Parents will direct and control the activities of their children to require them to conform to the regulations. Parents will be responsible for violations, or damage caused by their children whether their parents were present or not.

### **Section 8.5 – Ejection for Violation**

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



**Section 8.6 – Proper Use**

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