

# HERITAGE HILL CONDOMINIUM ASSOCIATION, INC.

126 SHERMAN HILL ROAD ~ WOODBURY, CT 06798

## NOTICE – OCTOBER 31, 2022

### 10 Day Notice and Comment

#### NEW RULE:

On October 19, 2022, The Board of Directors adopted a new rule pertaining to the number of rental units allowed and exclusion for new owners.

“Resolved that effective December 16, 2022 the following rental restrictions were adopted”.

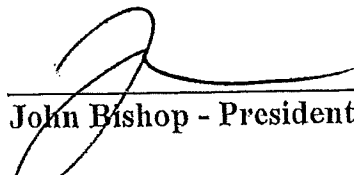
1. New owners must live in their condominium for a minimum of 24 months prior being allowed to rent their unit.
2. There are only 8 rental Units allowed to be rented at any one time.
3. Prior to renting, the unit homeowner must submit a request to the Board of Directors in order to see if there is a rental spot available. There must be a clause in the lease that states that there are **no pets** allowed for their renter and the lease must be for a minimum of 12 months. All leases must be submitted if a rental is available for Board review.

Please mail or email your comments or questions no later than December 10, 2022.

Heritage Hill Condominium Association, Inc.  
c/o G&W Management, Inc.  
P.O. Box 879  
Watertown, Ct 06795  
Attn: Dennis Lewis or Maryanne Swiatek

Email: [dennis@gwmanagement.com](mailto:dennis@gwmanagement.com) / [maryanne@gwmanagement.com](mailto:maryanne@gwmanagement.com)

Adapted this day December 16, 2022

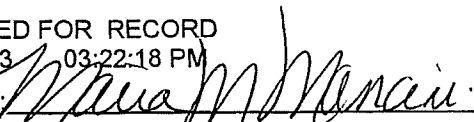
  
John Bishop - President

Rec # 14910



2023-1256  
Bk: 460 Pg: 890  
04/19/2023 03:22:18 PM  
1 Pages  
NOTICE  
Maria M. Mancini, Clerk  
Woodbury Town Clerk

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ATTEST:   
TOWN CLERK, WOODBURY CT

# HERITAGE HILL CONDOMINIUM ASSOCIATION

126 SHERMAN HILL ROAD, WOODBURY, CT 06798

## NOTICE – OCTOBER 31, 2022

### 10 Day Notice and Comment

#### NEW RULE:

On October 19, 2022, The Board of Directors adopted a new rule pertaining to the number of dogs allowed per household for owners and a “no dog” policy for tenants.

“Resolved that effective December 16, 2022 homeowner’s will be allowed only one (1) dog in their unit and there will be zero (0) dogs allowed in units that have a tenant where no owner is residing”. The only exception is any unit owner who presently has (2) dogs is grandfathered until (1) or both dogs pass on or are sold. Then, that owner will revert to the new (1) dog policy. Tenants who presently have a dog may keep that dog until it passes or is sold. Tenants cannot replace their dog and will then go to the (0) dog policy.

**Reason:** There have been numerous complaints concerning dogs. Dogs, which are not on leashes, barking disturbances, as well as the unsanitary conditions of dog excrement around the complex when dog owners refuse to pick up after their dog. The risk, to the Association concerning dog bites, places every unit owner in jeopardy. Insurance companies are requiring that any homeowner who has a dog supply the Association with a copy of their homeowners insurance policy naming the Association harmless in the event of a dog bite. Also, all dogs must be registered with the City and have tags as well as all shots required by state law.

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c/o G&W Management, Inc.

P.O. Box 879

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Attn: Dennis Lewis or Maryanne Swiatek

Email: [dennis@gwmanagement.com](mailto:dennis@gwmanagement.com) / [maryanne@gwmanagement.com](mailto:maryanne@gwmanagement.com)

Adapted this day December 16, 2022

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2023-1257

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