

Ferncliffe at Cables Condominium Association

OCCUPANCY RULES

Condensed from the Declaration documents: binding on all residents.

1. **Occupancy Restrictions.** Units are limited to occupancy by no more than one family. This is Connecticut State law.
2. **No Commercial Use.** No industry, business or commercial activity shall be permitted on any part of Ferncliffe; nor shall any signs or advertising be permitted. A 'Residence Office' that generates no traffic or noise is allowed. Temporary "For Sale" or "Open House" realtor signs may be posted at the entrance to the community, together with the Unit number so for sale, subject to the Unit Owner's permission.
3. **Displays Outside of Units.** Unit Owners shall not cause or permit anything other than curtains, conventional draperies, and holiday decorations to be hung, displayed or exposed at or on the outside of windows without prior consent of the Executive Board.
4. **Cleanliness.** Each Unit Owner shall keep his Unit in a good state of preservation and cleanliness.
5. **Trash, Laundry.** No garbage cans or trash barrels shall be stored outside the Unit or on a porch, nor shall any rugs or mops be shaken or hung from or on any of the windows, doors, balconies, patios. No clothes, sheets, blankets, laundry or any other kind of articles other than holiday decorations on the door, shall be hung out of a building or exposed or placed on walls or doors of a building, or on trees.
6. **Deposit of Rubbish.** Occupants will be responsible for removal of rubbish from their Units to the pickup locations in front of each Unit. Rubbish bins must have close fitting tops secured in place. Papers must be tied to prevent blowing in the wind. Cartons must be broken down flat. Rubbish will be collected once weekly, currently on Tuesday morning between 5:30 and 10:00. Recycling material is collected on alternate rubbish days. Ask your neighbor about the cycle.
7. **Annoyance or Nuisance.** No noxious, offensive, dangerous or unsafe activity shall be carried on in any Unit, or its porches, nor shall anything be done therein 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. 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.
8. **Compliance with Law.** No immoral, improper, offensive or unlawful use may be made of the Property, and Unit Owners or 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 City of Waterbury.
9. **Pets.** No animals, birds or reptiles of any kind shall be raised, bred or kept on the property, except that no more than one dog of less than 20 inches in height at the shoulder at maturity and of gentle disposition, or no more than one cat, or other household pet 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 from the Executive Board. In no event shall any dog be permitted in any area of Ferncliffe unless carried or on a leash. No dogs shall be curbed in any courtyard or close to any patio or terrace, exception: the street or special area designated by the Executive Board.
10. **Registration.** All vehicles of Unit Owners and occupants regularly using the premises must be registered with the manager. The manager will register vehicles on a form which provides that registered vehicles parking in a "no parking" area, fire lane, on the roadway, or blocking access, or otherwise improperly parked may be towed at the owner's expense.

Quick Reference

Recycling Guide

GLASS

Recycle: Transparent glass containers:
Bottles
Jars
clear, green or brown
REMOVE LIDS AND TOPS AND RINGS

Discard: Drinking glass
Pyrex or other oven-proof glass
Light bulbs
Ceramics
Window or Mirror glass

METAL

Recycle: Aluminum or tin-lined steel cans
used as food containers

Discard: Scrap class metal
Toaster or toaster-oven
Cooking pots
Frying pans
Combination metal and plastic objects

PLASTIC

Recycle: Soda bottles, clear and green
Milk and Water jugs
Detergent or Bleach jugs
Personal care product containers

Discard: Polystyrene containers
Motor Oil jugs
Clear food wrap
Plastic toys

NEWSPAPERS

Recycle: Daily newspaper with included advertising inserts
Cardboard, broken down flat

Discard: Third Class Mail (Junk mail)
Magazines, catalogs, shiny coated paper
Books: paperback and hardback (give to Library)

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