

# **Highgate Condominium Association**

## Rules and Regulations

Updated 02/28/2022

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## **Preface to the Rules and Regulation**

Condominium living requires the respect and cooperation of all residents. It is with this thought in mind that these Rules and Regulations have been written. These rules will ensure a safe, clean, and enjoyable quality of life for those who live at Highgate Condominiums.

It is for this reason that the Board of Directors requires all non-resident unit owners to provide the Rules and Regulations to all tenants and to provide written documentation that their tenants have read, understood and are willing to comply with the Rules and Regulations of Highgate Condominium Association. Non-resident owners will be held responsible for the actions of their tenants and their guests.

The Board of Directors has the power to levy fines against unit owners for violations of the Rules and Regulations. The cost of the fine levied will be \$25.00 for any one (1) violation. Each day a violation continues after notification, it shall be considered a separate violation.

## Rules and Regulations

### A. Use of the Units and Common Areas:

1. Each residential unit shall be used only as a residence for a single family.
2. No industry, business, trade, occupation, or profession of any kind be it commercial, religious, educational, designed for profit, altruism or otherwise shall be conducted, maintained, or permitted on any part of the Property. No "FOR SALE" or "FOR RENT" or "FOR LEASE" signs or other window displays, or advertising are permitted on any part of the Property or in any unit therein unless the display may be classified as a Holiday decoration. No unit may be used or rented for a transient hotel or motel purpose and no portion less than an entire unit shall be rented or leased.
3. No electrical device creating unusual electrical overloading or signals, such as generators or any electrical devices that may cause interference with computer, television, radio, or phone reception may be used in any unit.
4. No unit owner shall make any structural additions, alterations, or improvements in or to any building- interior or exterior or on the property/grounds. Nor shall he/she paint, decorate, or change the exterior appearance of any portion of any building without prior written consent from the Board of Directors through a submitted variance to the property management company.
5. Any damage to common areas or another unit resulting from misuse or abuse of any appliance or fixture within the unit by a tenant or unit owner will be the responsibility of the unit owner whose unit caused the issue and or damage.
6. Each unit owner shall maintain, repair, and replace at his/her own expense all portions of their individual unit including air conditioning units and appliances within the unit except for the common areas. Common areas are to be maintained by the Association.
7. There is to be no obstruction of or storage in the common areas. Also, no waste is permitted in the common areas.
8. Unit owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls or doors of a building. (An exception is a Holiday wreath). No sign, awning, canopy, or shutter shall be affixed to or placed on

the exterior walls, doors, roof or any part thereof or exposed on or at any window without prior written consent of the Board of Directors.

9. Resident's/Tenant's legal personal property may be stored at their own risk in assigned storage areas only Any storage of personal property outside assigned area must be approved by the Board of Directors for a designated period of time. This property must not impede or obstruct the areas which are commonly used by residents in either entering or exiting from these common areas.
- 10.No garbage cans, trash barrels or other personal property shall be placed in the common halls or staircase landings.
- 11.Propane, gasoline or diesel motorized vehicles may not be stored in the common areas.
- 12.No fire torches, open flame/fire pits or chimeneas are allowed to be used on Highgate Property.
13. Discharging of fireworks is not allowed on the Highgate Property.
14. No driving or parking on the lawns.
- 15.No smoking in Hallways.
16. No planting of trees or shrubs without prior approval of the Board through a variance submitted to the management company.

## B. Action of Unit Owners:

1. No obnoxious or offensive activity or nuisance shall be allowed in any unit or in the common areas; nor shall anything be done therein, either willfully or negligently which may be considered an annoyance, nuisance, with health and/or safety hazard to the other unit owners or occupants. No unit owner shall make or permit any disturbing noises in the buildings by either him/herself, the family, or pets. No unit owner shall permit anything by such persons or animals that will interfere with the rights, comforts or convenience of the other unit owners or occupants. No unit owner or occupant shall play any musical instrument, radio, television, stereo or any other device in the premises at such a high volume that it shall cause an unreasonable disturbance to other unit owners or occupants. No unit owner or occupant shall smoke in the hallways.
2. Unit owners shall comply with and conform to all applicable laws of the State of Connecticut. Unit owners shall comply with all By-Laws, Rules and Regulations of Highgate Condominiums. This conformance will save the Association and unit owners from all fines, penalties, costs, and prosecutions for a violation of non-compliance.
3. No animals or reptiles of any kind shall be raised, bred or kept in any unit or the common areas, except for one (1) household pet. This pet may be kept in the unit provided they are not kept, bred or maintained for any commercial purpose. This pet may not cause a safety or health hazard or unreasonable disturbances or noise. If these violations exist, the animal may permanently be removed from the property, subject to a written warning followed by three (3) days written notice from the Board of Directors. No dog is permitted in any portion of the common areas unless on a leash or carried. Pet waste material must be disposed of by the owner for the safety and health of all residents.
4. Dogs may not be more than 30 pounds in weight or over 21 inches high (no large dogs). Dogs that currently reside at Highgate Condominiums (as of 4/1/2011) are exempt from this rule. No Pit Bulls, German Shepherds, Doberman Pinschers, Rottweilers or other "aggressive breeds" are allowed.

5. All dogs must be annually registered with the town of Watertown and the Management Company. Renters are not allowed dogs.
6. Cats should be indoor cats

### C. Insurance

1. Nothing shall be done or kept in any part of any unit, assigned storage area or in the common areas which will increase the rate of the insurance of any of the buildings, or contents thereof, without prior written consent of the Board of Directors. No unit owner shall permit anything to be done or kept in his/her unit or in the common areas which will result in the cancellation of insurance on any of the buildings or contents thereof, or which would be in violation of any law.
2. Unit owners shall comply with the rules and regulations of the New England Fire Rating Association and with the rules and regulations contained in any fire insurance policy upon said building or the property contained therein. Each Owner shall carry the minimum policy insurance deductible reported annually from the management company. Renters should carry renter's insurance
3. CT State Fire Code Prohibits the use and storage of any type of grill or cooking device on decks, beneath overhangs or within 10 feet of the building or vegetation. For your convenience, two grills are provided for your use behind the pool area.
4. Damage by fire or accident affecting a unit or common area is the liability of the unit owners and should be reported to the Association and Management Company immediately following the occurrence thereof.

## D. Motor Vehicles:

1. The parking area shall not be used for any purpose other than to park automobiles excluding specifically, trucks of more than two (2) axels, trailers, boats, or recreational vehicles including all-terrain vehicles (ATVs), snowmobiles or trail bikes not registered for street use (except for those vehicles temporarily on the Property for the purpose of servicing the Property itself or one of the units)
2. No Commercial vehicles are allowed to be parked on property except for repairs and maintenance to the property.
3. No vehicle shall be parked in such a manner as to impede the use of all available parking spaces or to block the view of other drivers coming from any direction. Any questions or problems regarding parking will be reviewed by the Management Company and alternative parking may be assigned.
4. All unit owners shall be assigned parking. Visitor spaces are for the use of guests and visitors of residents. The Board of Directors reserves the right to review the use of visitor spaces and request the moving of vehicles to alternative spots if necessary.
5. Motor vehicles must be parked only on the common elements designed and intended for parking use.
6. Any vehicle that is not owned by a unit owner or resident may not be kept on the Property for an unreasonable (2 weeks or more) period of time without notification to the Management Company. All motor vehicles must be kept in operable condition and properly licensed and registered at all times. Vehicles in violation will be removed at the owner's expense.
7. The speed limit in the complex is 10 MPH and is posted. Be considerate of all residents, and especially careful of the children playing on the Property.
8. Only emergency repairs to allow vehicles to be started and moved off the Property will be allowed. The washing of cars, maintenance repairs such as oil changes, brake repairs or any other type of repair are not to be performed on the Property.

## E. Swimming Pool Area:

**The swimming pool areas should be considered a potentially hazardous area: therefore, the following rules must be adhered to for the safety and enjoyment of all using this area.**

1. The pool will be open from 7:00 a.m. until dark.
2. Pool use is at your own risk.
3. Any member of the Association has the right to ask for the name and unit number of anyone using the pool area for the purposes of identification and proof of residency or their guests. A current pool pass should be carried in the pool area at all times.
4. Pool use is for residents and their guests only.
5. A Resident must accompany their guest(s) at all times.
6. No pushing, shoving or rough play will be tolerated.
7. No foul language or obnoxious behavior, including personal attacks or comments, will be allowed.
8. All children under the age of sixteen (16) must be accompanied by an adult.
9. Large flotation devices such as inner tubes, floats and rafts will not be allowed in the pool.
10. Glass containers of any type are not allowed in the pool area.
11. Smoking or the ingestion of alcohol is not allowed in the pool area
12. The pool area must be kept clean just as any of the other common areas. Proper waste containers are available and must be used for disposal of any waste materials.
13. No pets shall be allowed in the pool or the pool area.
14. Nothing must ever be thrown or dropped into the pool.
15. Courtesy must be shown to the swimmers in the pool and all people using the pool area.
16. Any member of the Association has the authority from the Board of Directors and the responsibility to enforce the rules of the pool area.
17. Any non-compliance with the above rules will result in a request to leave the pool area as well as a possible fine.
18. Based on chair availability, residents bringing a guest may need to supply their own seating.
19. Pool Party requests must be pre-approved by the management company and posted at the pool two weeks ahead of the scheduled approved party.