

Summary of the Rules and Regulations of Autumn Ridge Condominium

This is an annotated summary of the rules and regulations of Autumn Ridge Condominium. The sources of these rules and regulations are the Declaration, By-Laws, and Resolutions of the Board of Directors of Autumn Ridge Condominium Association. Reference should be made to the Declaration and By-Laws for additional rules not summarized here.

1. Each unit shall be occupied by a single family, its servants and guests as a residence and for no other purposes.
2. There shall be no obstruction of the Common Elements or Limited Common Elements. Nothing shall be stored in the Common Elements without the prior consent of the Association. Each unit owner shall be obligated to maintain his/her own unit and keep it in good order and repair.
3. Recyclable glass, tin and aluminum cans, and plastic food and beverage containers must be separated from household trash, and placed in a recycling bin provided by the trash hauler. Newspapers are to be bundled and placed in the recycling bin. The recycling bins containing recyclables along with bundled newspapers are to be placed by the roadside end of the flower box but not beyond the end of the box. Recyclables will be collected once a week on Thursday unless there is a holiday during the week, which will delay the pickup one-day. Recyclables can only be placed outside on the designated pickup day. All other household trash must be placed in the trash dumpsters (no fireplace ashes). Furniture, appliances, rugs, motor oil and large amounts of cardboard must be taken to the city transfer station or recycling center. Failure to comply with these regulations will result in fines and/or an assessment of any additional cost or fines incurred by the Association.
4. Nothing shall be done or kept in any unit or the Common Elements or Limited Common Elements, which will increase the rate of insurance without the prior written consent of the Association. Insurance regulations do not permit the use of charcoal grills. State Law does not permit the use of kerosene heaters within the complex.
5. Unit owners shall not hang or display anything in or on the windows, on outside walls or railings of the buildings. No Signs (including "For Sale" or "Tag Sale", etc.) awnings, canopies, shutters, satellite dishes, radio or television antennae or dish, shall be affixed without the prior consent or approval of the Association. Satellite dish installations must conform to the Association's guidelines. Unit owners shall not paint, stain, or change the color of the exterior of the building. No openings shall be made in any exterior wall without the prior consent of the Association. Air conditioners and their installation must conform to the Association's guidelines. Prior approval by the Board of Directors is necessary before the installation of air conditioners.
6. No animals may be kept except for one dog or one cat per unit. Animals must be kept on a leash while on Common Property. Animals may be walked in the lower lawn **behind the drainage pond** behind Building "C". Pooper-scoopers or the equivalent must be used for all animal refuse. Animals must not be tied to the trees, railings or any other common elements. Violations of this regulation will result in fines and/or assessments for damage.

7. No noxious or offensive activities shall be carried on which may become an annoyance or nuisance to other unit owners. This includes such activities as tag sales or barking dogs.
8. Bicyclists are to obey all traffic rules when cycling within the complex. Bicyclists are not allowed to ride on lawns.
9. No laundry shall be hung outside. Common elements shall be kept free of rubbish and debris.
10. No industry, business, trade, occupation or profession may be conducted on the property. No vehicles, other than an operable and registered automobile, may be parked or stored on any part of the property, except that campers, vans, trailers, boats, pickup trucks, motorbikes and motorcycles may be kept in a unit owner's garage. Vehicles with commercial license plates or commercial signs are not permitted on common property. However, vehicles temporarily on the property for purposes of servicing the property itself or one of the Units may be parked thereon. All motor vehicle laws of the State of Connecticut will apply to the private drives of the Condominium. Motor vehicles are not to be parked on the roadways. The operations of go-Carts, snowmobiles, pocket Bikes or any unregistered or uninsured motorized Scooters or Bikes are not permitted on the property. All traffic and parking signs are to be obeyed. Parking spaces, which have been designated and marked as being for guest parking, are only for the temporary use of guests of unit owners. Unit owners or other permanent residents of the units may not use guest parking spaces for the parking of vehicles, trailers, campers, boats, or the like.
11. Draperies, blinds or curtains must be installed by each unit owner on all windows of the unit.
12. No soliciting is allowed on common property by residents or nonresidents. Nonresidents should be asked to leave the property and the police should be notified if they do not comply.
13. The Association shall have the power to make regulations and levy fines for violations of these regulations. The fine for a single violation shall not exceed \$5.00. For each day that a violation continues after notice it shall be considered a separate violation.
14. In the event of any lease, the unit owner shall be totally responsible to the Association for compliance by the tenant with the provisions of the Declaration and By-Laws.