

RULES OF POND SPRING VILLAGE ASSOCIATION, INC.

Approved by the Board at a special rules meeting on (not approved as of this date)

The following Rules apply to all Owners and Occupants

Condominium Living: Owning a condominium and living in a condominium community offers an advantageous lifestyle. However, you must share the property and decisions regarding the community with others. As a condominium owner, you are encouraged to participate in the social and governing activities of the community by caring about the common areas, offering your talents for special committees or serving on the board or sub-committees, and meeting your financial obligations. No condominium owner or tenant is exempt from the rules and regulations of the condominium community.

Use of Units Affecting the Common Elements

Intent of Rules

The intent of the Association's Rules is to ensure a safe environment for all Unit Owners and Occupants, provide a uniform and attractive appearance to the Property, allow for ease of maintenance, and minimum cost of service and maintenance for the Property as well as maintain conditions that minimize the cost of insurance for the Property.

Common Elements: See Article 1, Section 1.6 in the Declarations. All portions of the Common Interest Community other than the units.

All of Pond Spring Village except for the inside of the unit.

Limited Common Elements: See Article 1, Section 1.20 in the Declarations. A portion of the Common Elements that is exclusive to a unit.

This is outside the unit but only used by the unit such as the deck or patio.

Fines: See Article 6, Section 6.1 and 6.2 in the Bylaws.

Fines of \$25/week will be levied for violation of the Bylaws and Rules of the Village and the procedure for levying of fines in the Bylaws will be followed.

Article 1

Section 1.1 – Occupancy Restrictions - See Article 10 in the Declarations. Unit Owners and occupants shall not violate the restrictions on use, occupancy, and alienation of units set forth in the Village Declaration. Units shall not be used or rented for transient, hotel, or motel purposes.

Section 1.2 – No Commercial Use -See Article 10, Section 10.1 (b) in the Declaration. Except for those activities conducted as a part of the marketing and development program of the Declarant, no industry, business, trade, or commercial activities, other than home professional pursuits without employees, public visits or nonresidential storage, mail, or other use of a unit, shall be conducted, maintained or permitted on any part of the Common Interest community,

Section 1.3 – Signs – No “For Sale” or “For Rent” signs or advertising except for a name plate or sign not exceeding 9 square inches in area, on the main door to each unit shall be maintained or permitted on any part of the Common Elements or any unit. Open House signs shall be posted at the entrance to the community on the day of the Open House, and in front of the unit holding the Open House, and shall be removed at the end of the Open House. The sign at the entrance shall have the address of the Open House posted on it.

Section 1.4 – Access by Executive Board– See Article 6, Section 6.4 in the Declaration. The Executive Board, the Property Manager or its designated agent shall have the right of access to the unit.

Section 1.5 – Electrical Devices and Fixtures - No electrical device creating electrical overloading of standard circuits as labeled on the circuit breaker boxes, may be used. Misuse or abuse of appliances or fixtures within a unit, which affects other Units or Common Elements, is prohibited. Any damage resulting from such misuse shall be the responsibility of the Unit Owner from whose unit it shall have been caused. Kerosene heaters are not allowed inside the unit or garage.

Section 1.6 – Power Generators – The installation shall comply with the Beacon Falls guidelines and building codes. The Unit Owner shall provide the Board with a copy of the Building Permit from the Town of Beacon Falls. The installation shall be performed by a licensed electrician. The Unit Owner shall indemnify the Association from any liability. Portable power generators are allowed only on the outside of the unit and with the garage door closed. All generators must be shut off between 10:00 pm and 8:00 am.

Section 1.7 – Trash - No storage of trash will be permitted in any unit in such a manner as to permit the spread of fire or encouragement of vermin. Garbage and recycle containers shall be stored in the garage. Garbage and recycle containers shall be removed from the curb and returned to the garage on the day of the trash pickup.

Section 1.8 – Displays in Windows 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, outside, or in the windows.

Section 1.9 – Flags - see Article 14, item (d). The American flag or Military flags are allowed to be respectfully displayed, without damage. American and Military flags shall be displayed in accordance with United States Code. Military flags are Army, Marines, Navy, Air Force, Coast Guard, POW, and MIA. No other flags are allowed. Only one flag can be displayed at a time (American or Military). The flags shall be no larger than 3 feet by 5 feet. A Change Order Request and Executive Board approval is required for flag mounts. After receiving approval from the Executive Board the resident should purchase the bracket and submit a Work Order to CM Property Management for the installation of the bracket. CM has volunteered to install the bracket so that they are all done properly to avoid damage to the vinyl siding. There will be no charge to the owner for the mounting of the bracket. The bracket will be mounted in the clapboard area facing the street next to the front steps. Flags are not permitted anywhere else on or in the ground around the unit. The bracket shall be a one pole bracket, not a two pole style. The maximum pole length shall be 6 feet. Decorative yard flags are not permitted.

Section 1.10 – Cleanliness - Each Unit Owner shall keep his or her unit in a good state of preservation and cleanliness.

Section 1.11 – Decks and Patios – Gas Grills may be used on the deck but shall be kept at least one foot away from the vinyl siding or railings including Trex composite railings during use. Fire Pits, heaters, Tiki Torches and charcoal grills are not allowed. Decks and patios shall be maintained as built by the developer. There shall be no walls or barriers of any kind added to the decks or patios that would enclose any side. This is for uniformity throughout the Village. Flowers may be used in flower boxes or pots on both the decks and patios. Patio furniture shall be permitted on patios. Grills are prohibited on patios covered by the decks.

Section 1.12 – Hot Tubs –Hot tubs are prohibited inside or outside of the unit.

Section 1.13– Awnings – Subject to the approval of the Board. The awning shall compliment the color of the unit. Canopies are prohibited.

Article II

Use of Common Elements

Section 2.1 – Obstructions - There shall be no obstructions 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. This includes under the deck of the unit. The full width of all sidewalks shall be kept clear of any obstruction for both reasons of safety and to ensure full access by fire or medical personnel. All garden hoses are to be moved to the inside of the garage of the unit after each use, or placed in appropriate storage containers. Storage of hoses in holders attached to the siding of the unit is not allowed. Hose holders currently attached to siding must be removed and the holes filled in with silicone by the Owner of the unit. Benches/chairs are not permitted on sidewalks. Planters or decorative objects shall be placed

only in front of the side lights beside the front doors of the unit, and shall not extend in front of or in any way block access to the door.

Section 2.2 – Stone Walls –Only live, potted flowers may be placed on stone retaining walls.

Section 2.3 – Storage - Storage of materials in Common Elements or other areas designated by the Executive Board, including storage lockers, shall be at the risk of the person storing the materials.

Section 2.4 – Proper Use – Common Elements shall be used only for the purposes for which they are designed. No person shall commit waste on the Common Elements or interfere with their proper use by others, or commit any nuisances, vandalism, boisterous or improper behavior on the Common Elements which interferes with, or limits the enjoyment of the Common Elements by others. Decorations on any common areas including trees, walls, fencing, and the like are not permitted.

Section 2.5 – Commercial Trucks and Commercial Vehicles – Commercial Trucks and commercial vehicles are prohibited in the parking areas and driveways, except for temporary loading and unloading, or as may be designated by the Executive Board. Contractors employed by the Association or Owners and delivery vehicles may park temporarily.

Section 2.6 – Alterations, Additions or Improvements to Common Elements – Any proposed changes to the Common Elements, including the clubhouse, must be in writing and approved by the Executive Board including by any committee established by the Executive Board that has jurisdiction over such matters before proceeding.

No clothes, sheets, blankets, laundry or any other kind of articles shall be hung out of a building or exposed or placed on the outside walls, decks, railings, porches or doors of a building or on trees, and no sign, awning, shutter satellite dish or antenna shall be affixed to or placed upon the exterior walls or doors, roof or any part thereof or exposed on or at any window without the approval of the Executive Board. The satellite dish should be placed, if possible, where it is not visible from the street.

All storm door installations shall be approved by the Executive Board. Units with a white front door shall have a white storm door. Units with front door that is a color shall have a storm door of the matching color or a white storm door. A full view clear glass displaying no etching or decorative design on the glass is the acceptable style. Storm doors with self-storing screens are allowed. The hardware on the storm door should be either silver tone or gold tone to match the hardware on the front door of the unit.

Section 2.7 - Holiday Decorations - Any holiday decorations shall be displayed on the front door of the unit only, no other part of the building. Holiday lights may be displayed on the shrubs and simple displays on the lawn in front of the unit. Inflatable decorations are not

allowed. The holiday decorations must be removed by January 15th (weather permitting—the Executive Board will advise residents if the removal date is extended).

Section 2.8 – Bird Feeders – Only Owners with bird feeders prior to April 2012 will be allowed bird feeders. When a unit is sold, the new Owner will be informed in their official purchasing documents that bird feeders are not allowed. One bird feeder is allowed per unit, the bird feeder shall be either for bird seed/suet or hummingbirds, but not for both. Bird feeders are to be placed in the front or the back of the unit. No bird feeders are allowed on the grass. The bird feeder shall not be larger than 12 inches by 12 inches x 12 inches in size. There shall be no ground feeding of birds or any type of wildlife whatsoever. Bird feeders used for seed from November through March only, per the Connecticut Department of Environment Protection Agency’s recommendation, so that bears will not be attracted to the feeders, and to help ensure more sanitary conditions on the decks of the Village during those months.

Section 2.9 – Bird houses and Bird Baths – Bird houses and birdbaths are not allowed in the Village.

Section 2.10 – Flowers – Acceptable flowers are low growing types, such as begonias, marigolds, petunias, and the like. No artificial flowers. Flowers may not be placed where they interfere with mowing, trimming and other landscape maintenance activities. Plants or flowers in plastic pots provided by a florist or garden center must be transferred to plastic, terra cotta or ceramic decorative pots. Empty pots should be stored inside for the winter in consideration for the snow removal crews.

Section 2.11 – Gardens – Gardens are not allowed in the Village. Tomato plants and herbs are allowed if placed in pots on patios and/or decks, and kept to a maximum of five pots. No vegetable plants are allowed in front or on the sides of the units. Empty pots or pots with non-living plants are to be removed immediately.

Section 2.12 – Lawns – The lawns shall be kept clear of all items and not impede the mowing and maintenance of the lawn. The Grounds Maintenance Contractor shall have clear access to all lawns in the community. Decorative items shall be located only in the mulched areas and shall not impede the application of new mulch.

Section 2.13 – Solar Lights – A maximum of eight solar lights, a minimum of 24” apart, of the same style and design shall be permitted in the mulched areas in front of the unit and along the sidewalk. Solar lights are not permitted in any other location. If security in the back of the buildings is a concern, the installation of spotlights with an incorporated motion detector is recommended.

Article III

Actions of Owners and Occupants

Section 3.1 – Annoyance or Nuisance – See Article 10, Section 10.1 Item (c) in the Declarations. No obnoxious, offensive, dangerous or unsafe activity shall be carried on in any unit, or the Common Elements. Nor shall anything be done therein either willfully or negligently, 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 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 Unit Owner or Occupant shall play any musical instrument or operate or suffer to be operated any audio/video device at such high volume or in such other manner that it shall cause unreasonable disturbances to other Unit Owners or Occupants. Wind chimes shall not be installed on or near the unit, as they may be annoying to other nearby Unit Owners.

Section 3.2 – Compliance with Law – See Article 10, Section 10.10 in the Declaration. No immoral, improper, offensive or unlawful use may be made of the Property, and Unit Owners and Occupants 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 Beacon Falls. The violating Unit Owner or Occupant shall hold the Association and other Unit Owners harmless from all fines, penalties, costs and prosecutions for the violation thereof or noncompliance therewith.

Section 3.3 – Pets – No pets are allowed in the Clubhouse, on the deck, or on the patio. No animals, birds or reptiles of any kind shall be raised, bred, or kept on the Property or brought on the Common Elements. A total of no more than two dogs of gentle disposition, or two cats, or other household pets, approved and licensed by the Executive Board or the Property Manager as to compatibility with the Common Interest Community may be kept. Note that some breeds such as Doberman Pinchers, Rottweiler's, German Sheppard's, and Pit Bulls are not considered to be of gentle disposition based on their breeding. Pets weighing 40 pounds or more are not allowed. No pens are allowed to contain pets, even portable pens, in the common areas. A certification of licensing shall be provided to the Property Manager by July 15 of each year. 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 and Hearing from the Executive Board. In no event shall any pet be permitted in any portion of the Common Elements unless carried or on a leash. The pet's leash must be held by the Owner, not attached to any item that will act as an anchor unless the pet is attended. No dogs shall be curbed in any courtyard or close to any patio or deck, except in the street or special areas designated by the Executive Board. Dogs must be curbed and may not be permitted to urinate or defecate on the sidewalks, wall areas, or in the tree basins. Any time the dog is taken outside the unit, the person in control of the dog shall carry a waste retrieval bag or receptacle to collect and dispose of dog waste. No dog waste is to be stored outside of the unit. The owner shall hold the Association harmless from any claim resulting from any action of his or her pet. Handicapped assistance trained dogs will be permitted for those persons holding certificates of necessity.

Section 3.4 – Tag Sales/Estate Sales – A Village tag sale is permitted twice a year to be held in the parking lot of the clubhouse. Individual tag, estate or moving sales may be held, with Executive Board approval, inside the individual unit or garage only. The same rules covering the display of “For Sale” and “Open House” signs apply for tag and estate sales.

Section 3.5 – Indemnification for Actions of Others – Unit Owners shall hold the Association and other Unit Owners and Occupants harmless for the actions of their children, tenants, guests, pets, servants, employees, agents, invitees or licensees.

Section 3.6 – Employees of Management – No Unit Owner shall direct any employee of the Property Management, Grounds Maintenance or other companies contracted by the Property manager to perform any private business of the Unit Owner, nor shall any employee be used for the individual benefit of the Unit Owner, unless in the pursuit of the mutual benefit of all Unit Owners, or pursuant to the provision of special services for a fee to be paid to the Association. A violation of this rule will result in the Unit Owner compensating the Association for any additional expense.

Section 3.7 – Lint Filters on Dryers; Grease Screens on Stove Hoods –All dryers shall have lint filters, which will remain installed and prevent lint from accumulating in the vent duct. All stove hoods shall have grease screens, which will remain installed and prevent grease from accumulating in the vent duct. All such filters and screens will be used at all times and kept in clean, good order and repair by the Unit Owner. Dryer vent ducts shall be cleaned by a contractor that is chosen by the Executive Board or the Property Management company will be the expense of the Unit Owner. The dryer duct shall be professionally cleaned at least once every two years. A Unit Owner may contract their own cleaning service but must provide proof of cleaning being done to the Property Manager.

Article IV Insurance

Section 4.1 – Increase in Rating – Nothing shall be done or kept which will increase the rate of insurance on any buildings, or contents thereof, without the prior consent of the Executive Board. No Unit Owner 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 contents thereof, or which would be in violation of any law.

Section 4.2 – Rules of Insurance – Unit Owners and Occupants shall comply with the Rules and Regulations of the New England Fire Association and with the rules and regulations contained in any fire and liability insurance policy on the Property.

Section 4.3 – Reports of Damage – Damage by fire or accident affecting the Property, and persons injured by or responsible for any damage, fire or accident must be promptly

reported to the property manager and the Executive Board by any person having knowledge thereof.

Article V Trash Removal

Section 5.1 –Collection of Trash and Recyclables– The driveway or sidewalk are the designated location for pickup of the trash and recyclable containers. Pickup will be from those locations only. The containers should be positioned as indicated by the arrows on the cover of the container. Occupants shall be responsible for removal of trash from their units in the containers to the pickup locations and the return of the containers to the units on the same day of the trash pickup. The same shall apply to recyclables. Trash is to be deposited within that location and the area is to be kept neat, clean and free of debris. Long-term storage of trash in the units is forbidden.

Section 5.2 – Dumpsters and Pods-- No dumpsters are allowed without prior written request and approval from the Property Manager. Limit of 10 days and 30 yard dumpsters. There is also a 10-day limit on Pods.

Article VI Motor Vehicles

Section 6.1 – 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.

Section 6.2 – Registration –Unit Owners, and occupants regularly using the premises must be registered with the Property Manager. Any registered vehicles parking in “no parking” areas, fire lanes, in roadway, blocking access, or otherwise improperly parked may be towed at the Owner’s expense. 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. Any vehicle must be registered in order to park permanently on the premises. A Unit Owner may garage one of their vehicles in the unit garage or in an outside space. Parking areas shall be used for no other purpose than to park motor vehicles, to load or unload. Parked Vehicles shall not park overhanging the grass areas.

Section 6.3 – Speed Limit – The speed limit on the entrance road is 25 miles per hour. The speed limit on other roads is 15 miles per hour.

Section 6.4 – Snowmobiles, Off Road and Unlicensed or Immobile Vehicles – Snowmobiles, off road vehicles including trail bikes, jeeps and other four-wheel drive vehicles not used in maintenance are prohibited, except where licensed and equipped for passage on public highways and actually used by licensed drivers on paved portions of the Property. Except for motor assisted bicycles and wheel chairs as permitted by state law, all motor vehicles used

or parked on the Property will be licensed and properly equipped and in operating condition for safe travel on public highways of the state. Temporary repairs not requiring torches or welding equipment, and requiring no more than four hours, must be done in the unit's garage. No repairs shall be allowed outside the unit's garage.

Section 6.5 – No Parking Areas – Vehicles may not be parked in such manner as to block access to garages, fire hydrants, sidewalks running perpendicular to driveways, pedestrian crossing areas, designated fire lanes, or clear two lane passage by vehicles on roads and drives. Overnight parking on the roads is not permitted. Vehicles shall not be parked on grass areas or overhang parking spaces in a manner that interferes with mowing. The parking lot adjacent to the clubhouse is for the use of anyone using the clubhouse. It shall not be used as additional or overflow parking for any unit. Vehicles in violation will be towed after reasonable efforts to contact the person, Unit Owner or Occupant to whom the vehicle is registered. Parking is allowed only on the side of the street without a sidewalk. Parking on the street during snowstorms is prohibited.

Section 6.6 – Additional Visitor Parking – If additional visitor parking is needed, in addition to the guest parking throughout the Village, consider asking an Owner who is not using their third parking space if their space can be used.

Section 6.7 – Limited Use of Vehicles - Campers, RV's, trailers and commercial vehicles are prohibited in the parking areas or driveways in excess of 8 hours except for temporary loading or unloading. Commercial vehicles carrying a sign advertising a business, trucks, vans and vehicles having capacity of more than one ton, and vehicles with more than four single tired wheels are prohibited. Construction equipment used in the repair, construction or maintenance of the Property will not be so restricted during such use.

Article VII

General Administrative Rules

Section 7.1 – Consent in Writing – Any consent or approval from the Executive Board required by these Rules must be obtained in writing prior to undertaking the action to which it refers.

Section 7.2 – Complaint – Any formal complaint regarding the management of the Property or regarding actions of other Unit Owners shall be made in writing to the Property Manager.

Property Manager Mailing Address: CM Property Management
P.O. Box 690
Southbury, CT 06488
Phone: 203-264-6598

Article VIII

General Recreation Rules

Section 8.1 – Limited to Occupants and Guests – Passive recreational facilities, open space, pond and woodland within the Common Elements are limited to the use of Owners, their tenants and invited guests. Ice skating on the pond and hunting in the wooded areas are not allowed in the Village. 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 facilities by others, is prohibited.

Section 8.3 – Children – Parents and grandparents will direct and control the activities of their children in order to require them to conform to the regulations. Parents and grand-parents will be responsible for violations, or damage caused by their children whether the parents are present or not.

Section 8.4 – Proper Use of Clubhouse facility-

The facility is for residents and guests, unless reserved with the Property Manager by a resident for private functions and applicable fees have been paid. Heat/Air – and equipment- if you turn it on, turn it off when you leave, if you break it you are responsible for replacement. Turn lights off and secure the building. Any damage or needed maintenance should be brought to the attention of the Clubhouse committee. No pets are allowed in the clubhouse, or on the patio or the deck.

Clubhouse Rules

- Smoking is not permitted within the Clubhouse, including electronic cigarettes. Smoking is allowed on the front porch with cigarettes or cigars extinguished and placed in the receptacles provided on the porch.
- No pets are allowed in the Clubhouse or on the patio or deck.
- No furniture may be removed from the Clubhouse without prior permission from the Executive Board.
- The fireplace and lights must be turned off, and the building secured when you leave.
- Heat/Air and equipment – if you turn it on, turn it off when you leave. The thermostat must be returned to the proper temperatures – 75 degrees in summer, 60 degrees in winter. Fan must be left in the “auto” position at all times.
- Any damage or needed maintenance should be brought to the attention of the Clubhouse committee
- All exterior and the pool room doors must be closed and locked when you leave the Clubhouse.
- No food items are to be left out after use of the Clubhouse
- If you break it you are responsible for replacement.

- All individuals using the Clubhouse must leave the premises in a neat, clean and orderly condition. All trash must be disposed of in the proper containers.
- Children under 18 years of age are not permitted in the Clubhouse unless they are accompanied by an adult.
- Clubhouse use for profit making or commercial events will not be permitted.
- Fliers or pamphlets are not be left in the Clubhouse without the approval of the Executive Board.
- No individual will be allowed in the Clubhouse after 12 midnight and before 7:00 am without the approval of the Executive Board.
- All Owners and guests attending functions must park in designated parking spaces and adhere to Pond Spring's parking regulations.

Abuse of the Community Clubhouse amenities may constitute grounds for immediate restriction of the use of the facilities. Owners and renters are liable for the cost of repair resulting from damage caused directly or indirectly by themselves or by their guests to any amenities at the Clubhouse. The Executive Board has the right to suspend the use of privileges of any individual for any violation of these Rules and Regulations.

Section 8.5 - Leasing of a Unit

All residents must abide by the Association's policies and rules. Unit Owners are responsible for the actions of their tenants, whether such actions cause damage to the common elements or the Unit or involve a violation of the Declaration, Bylaws, Policies or Rules and Regulations of the Association. A copy of the lease and registration form must be sent to CM Property Management within 30 days of renting the unit. The unit owner is responsible for supplying the tenant with a copy of the Declarations, Bylaws, Rules and Regulations. The lease is for a minimum of one year.