

WOODHAVEN CONDOMINIUM, INC.

**AMENDMENT TO RULES
RE:
RESTRICTION ON LEASING UNITS**

In accordance with the Connecticut Common Interest Ownership Act ("Act") Section 47-261b(f)(3) Woodhaven Condominium, Inc. ("Association") hereby restricts the leasing of Units as follows:

1. Restriction

Any Unit Owner seeking to rent his/her Unit must comply with all provisions of this Restriction on Leasing Units.

All Units that are rented shall comply the City of Waterbury's ordinances and rental registration.

Units may not be sold as "Rental" Units. Units that are currently rented when sold will remain as rented Units until the end of the existing lease (excluding renewals and extensions) of the current tenants. The new Unit Owners will be required to register and comply with all provisions of this Rule including the waiting list requirements before the Unit may be rented. No one person or entity can own more than 10% of all Units.

The number of Units that are non-owner occupied (whether rented or otherwise) shall not exceed fifty (50%) percent of all Units; and less than the whole Unit shall not be leased. No more than 34 of the 67 Units shall be non-owner occupied at any time.

In the event 38 units are not owner occupied, any unit owner may write to management and request to be placed on the rental waiting list. This list shall be maintained on a first come – first served basis. When a rental spot becomes available, the first person on the list will be notified. The Unit Owner shall have 10 days to accept and 90 days to fill the rental from the date notice is sent to the Owner. If the owner does not accept within 10 days or does not rent the unit within 90 days, said owner shall be removed from the waiting list and the next owner in line shall be notified.

In the event there is a dispute as to whether a Unit is rented or when it was rented, the information on file with the City of Waterbury's registration shall control. Any Unit Owner in violation of the City of Waterbury's registration shall automatically be deemed in violation of this Rule and shall immediately comply with this Rule.

2. Leasing Requirements

(a) Any Unit Owner leasing his or her Unit shall, prior to occupancy of said Unit by lessee, shall:

- i. Provide the Tenant(s) with a complete set of the Association's Declaration, Bylaws, and Maintenance Standards. ("Documents").
- ii. The Documents shall become an integral part of the lease agreement. Any violation by the Tenant of the Documents shall constitute a default under the terms of the lease.
- iii. Provide the Board of Directors with a fully executed copy of the lease.



- iv. Provide the Board of Directors with the Tenant's telephone number, email address, description of and license plate number of any vehicle kept at the Association.
 - v. Provide the Board of Directors with the Unit Owner's current address, telephone number and email address.
- (b) Rental Units must follow all rental property rules of the City of Waterbury including, but not limited to:
- i. Registration
 - ii. Inspection
 - iii. Parking
- (c) The Unit Owners of 1) currently leased Units; and/or 2) units that are non-owner occupied as of the date of this Rule, shall provide the Board with a copy of the existing lease and register with the City of Waterbury within thirty (30) days of the date this Rule is recorded on the Land Records.

3. Exceptions

- (a) Any Unit acquired by mortgage foreclosure or deed-in-lieu of mortgage foreclosure shall not be subject to this Rule so long as the Unit is owned by the mortgagee.

4. Enforcement

- (a) The Board may take any enforcement action(s) against a Unit Owner and/or Tenant in violation of this Rule and/or the Documents.
- (b) The Association shall have all rights available at law or in equity against any Unit Owner and/or Tenant in violation of this Rule and/or the Documents.
- (c) Except in the case of an emergency, prior to taking any action, the Association shall provide the Unit Owner and the Tenant with notice and a hearing in accordance with the Bylaws and/or the Common Interest Ownership Act.
- (d) The Unit Owner shall be responsible for all fines assessed by the Board, AND all attorney's fees and costs incurred by the Association as a result of a violation of this Rule and/or the Documents irrespective of whether suit is instituted. Fines shall be no less than \$25.00 per day for the first 30 days following the notice of results of hearing; thereafter fines shall be \$100.00 per day.

Dated and approved by the Board of Directors of Woodhaven Condominium, at Waterbury, Connecticut, following notice and opportunity to comment in according with Connecticut Law this 15th day of October, 2018.

WOODHAVEN CONDOMINIUM, INC.

BY Thomas K McDonough
Its President

Thomas K McDonough