

RULES
OF
AUTUMN ESTATES ASSOCIATION, INC.
(as amended as of _____)

RULES ADOPTED BY
AUTUMN ESTATES ASSOCIATION, INC.
FOR
AUTUMN ESTATES

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ARTICLE I
Introduction

Section 1.1 – Identification. These are the Rules adopted by Autumn Estates Association, Inc. for Autumn Estates.

Section 1.2 – Definitions. Words used in these Rules with initial capitalization that are defined in the Declaration shall have the same meanings given them in the Declaration.

Section 1.3 – Conflict. The use of the Property and the behavior of Persons on the Property are also governed by the Declaration. In the event of any conflict between these Rules and the Declaration, the Declaration shall control.

Section 1.4 – Persons Bound by the Rules. All Unit Owners, tenants, holders of Security Interests, and occupants of Units, and their family members, guests, employees, contractors, and other invitees shall comply with these Rules.

ARTICLE II
Actions of Owners and Occupants

Section 2.1 – Noise. No one shall make any noise, play any musical instrument, or operate any electronic device that is loud enough to disturb the occupants of other Units. If people of normal hearing can hear the sound from inside other Units with the doors and windows closed, it is too loud.

Section 2.2 – Annoyance or Nuisance. No noxious, offensive, dangerous, or unsafe activity shall be carried on in any Unit or the Common Elements, nor shall anything be done therein either intentionally or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants.

Section 2.3 – Compliance With Law. No immoral, improper, offensive or unlawful use may be made of the Property and Unit Owners 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 Town of Farmington. The violating Unit Owner shall hold the Association and other Unit Owners harmless from all fines, penalties, costs and prosecutions for the violation thereof or noncompliance therewith.

Section 2.4 – Pets. No animals, birds, reptiles, livestock or poultry of any kind shall be raised, bred, or kept in any Unit or in the Common Elements, except as permitted by Section 9.1(k) of the Declaration.

Section 2.5 – 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 2.6 – Employees of Management. No Unit owner shall send any employee of the manager out of the Property on 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.

ARTICLE III Restrictions

Section 3.1 – Declaration Provisions.

- (a) See Section 9.1 of the Declaration for use and occupancy restrictions relating to the Units and the Common Elements.
- (b) See Sections 9.2, 9.6, 9.7, 9.8, 9.9 and 9.10 of the Declaration for restrictions relating to the lease or rental of a Unit.

Section 3.2 – Signs for Elections or Ballot Issues. Signs either for or against candidates for public or association office or for or against public or association ballot issues may be displayed provided:

- (a) Signs must not exceed two (2) feet by three (3) feet in size.
- (b) Signs may only be located in the windows of a Unit.
- (c) Signs must not contain comments on a candidate's racial, religious, or ethnic background nor violate any local, state, or federal hate laws.
- (d) Signs may not be displayed earlier than two (2) weeks prior to the date of the election, referendum, or meeting at which the candidates or ballot questions will be voted upon, nor may signs be artificially lighted.
- (e) Signs must be removed the day after the election, referendum, or meeting at which the votes are taken.

Section 3.3 – Flags. The flags of the United States and the State of Connecticut and seasonal flags may be displayed from the front porch of a Unit and from flagpoles

attached to the wall next to the exterior entry doors of individual Units. Flags must not exceed eleven (11) square feet in area.

Section 3.4 – No Commercial Use. No industry, business, trade or commercial activities, shall be conducted, maintained or permitted on any part of the Common Interest Community, nor shall any signs, window displays or advertising be maintained or permitted on any part of the Common Elements or any Unit, nor shall any Unit be used or rented for transient, hotel or motel purposes.

Section 3.5 – Religious Displays. A Unit Owner or tenant of a Unit may attach to an entry door of the Unit or to the doorframe, an object, the display of which is motivated by observance of a religious practice or a sincerely held religious belief, provided such object does not:

- (a) Threaten the public health or safety;
- (b) Hinder the opening and closing of the door;
- (c) Violate any local, state, or federal law;
- (d) Contain any graphics, language, or any display that is obscene or otherwise patently offensive;
- (e) Individually or in combination with each other item displayed or affixed on the doorframe has a total size greater than twenty-five (25) square inches; or
- (f) Individually or in combination with each other item displayed or affixed on the door has a total size greater than two (2) square feet.

Section 3.6 – 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 without the prior consent of the Executive Board or such committee then established having jurisdiction over such matters, if any.

ARTICLE IV Trash

Section 4.1 – Trash.

- (a) Trash may not be stored inside or outside of a Unit in any way that permits the spread of fire, vermin, or offensive odors. Trash shall be stored in each Unit's garage.

- (b) Trash must be disposed of by placing it in the containers provided to each Unit for such purpose.
- (c) No trash may be left next to or outside of the trash containers.
- (d) Large items that will not fit in the trash containers must be removed from the Common Interest Community and disposed of at the expense of the Unit Owner.
- (e) Recyclable materials, and only recyclable materials, as designated by the Association's trash hauler are to be placed in the recycle containers.
- (f) No garbage cans or trash barrels shall be placed outside the Units except on the designated day for collection. No accumulation of rubbish, debris or unsightly materials shall be permitted in the Common Elements or in any Unit.

ARTICLE V General

Section 5.1 – General. See Section 9.5 of the Declaration for limitations on activities within Units or the Common Elements.

Section 5.2 – Cleanliness. Each Unit Owner shall keep his or her Unit in a good state of preservation and cleanliness.

Section 5.3 – Newspaper Delivery Boxes or Containers. Newspaper delivery boxes or containers are prohibited.

Section 5.4 – Yard Sale. Yard sales are prohibited.

Section 5.5 – For Sale Signs. Except for a standard generic form approved by the Executive Board, no For Sale signs shall be placed in front of any Unit.

Section 5.6 – Satellite Dish/TV; Antennas; Solar Panels. Satellite dishes may not be installed anywhere in the Common Interest Community, except (i) if the satellite dish is located on the exterior of the Unit Owner's Unit in a manner so that it is not visible from the street on which the Unit is located; or (ii) if an acceptable quality signal cannot be received from such a location, in such manner or at such other location on the Unit Owner's property as may be specifically approved by the Association. Antennas visible from the exterior of the Unit are prohibited without the prior consent of the Executive Board. No solar panels shall be permitted.

Section 5.7 – Clotheslines. No clotheslines or hanging of clothes out of doors shall be permitted.

ARTICLE VI Use of Common Elements

Section 6.1 – Obstruction. There shall be no obstruction of the Common Elements, nor shall anything be stored outside of the Units without the prior consent of the Executive Board except as hereinafter expressly provided.

Section 6.2 – Structures in Common Elements. No plantings, gardens, structures, barbecues, furniture, or other objects may be planted, erected, or placed by any Unit Owner or occupant in the Common Elements.

Section 6.3 – Outdoor Furniture. No furniture, equipment, spas, pools, sporting goods, or other personal property of any kind may be placed, kept, or stored in the Limited Common Elements or the Common Elements except as permitted under these Rules. Outdoor furniture, statuary, and planters in good condition and in reasonable amounts may be kept on patios.

Section 6.4 – Storage. No storage of materials in Common Elements or other areas shall be permitted except for storage in such areas designated by the Executive Board, which storage shall be at the risk of the person storing the materials.

Section 6.5 – 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.

Section 6.6 – Alterations, Additions or Improvements to Common Elements.

- (a) See Article XII of the Declaration for limitations on additions, alterations and improvements by Unit Owners.
- (b) There shall be no painting of Common Elements and no alterations, additions or improvements may be made to the Common Elements without the prior consent of the Executive Board or such committee established by the Executive Board having jurisdiction over such matters, if any. With respect to the Common Elements and any buildings or improvements on any Common Elements, no clothes, sheets, blankets, laundry or any other kind of articles, shall be hung on or exposed or placed on the outside walls, doors of such a building or on trees, and no sign, canopy, shutter 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.

ARTICLE VII Insurance

Section 7.1 – Increase in Rating. Nothing shall be done or kept which will increase the rate of insurance on any of the buildings, or contents thereof, without the prior written consent of the Executive Board. No Unit Owners 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 7.2 – Rules of Insurance. Unit Owners and occupants shall comply with the rules and regulations contained in any fire or liability insurance policy carried by the Association on the Property.

Section 7.3 – Reporting Damage and Accidents. Any accident on the property involving injury to Persons or damage to Property and any damage to the buildings or other Improvements on the Property must be promptly reported to the Manager.

ARTICLE VIII Motor Vehicles

Section 8.1 – Operation of Motor Vehicles.

- (a) Except for motorized wheelchairs and other devices used to assist people with disabilities, and machinery used for the Maintenance, Repair, and Replacement of the Improvements within the Common Interest Community, all motor vehicles operated on the Property must be registered, properly equipped, and in operating condition for safe travel on the roads and highways of the state.
- (b) Except for motorized wheelchairs and other devices used to assist people with disabilities, all motor vehicles operated on the Property must be driven by Persons properly licensed to operate them.
- (c) Motor vehicles may be operated only on the roads and in the driveways of the Common Interest Community.

Section 8.2 – Compliance with Motor Vehicle Laws and Regulations. Motor vehicles must be operated in accordance with all of the motor vehicles laws and regulations that apply to the operation of motor vehicles on the public roads and highways in Farmington, Connecticut.

Section 8.3 – Speed Limit. The speed limit on all roads and drives within the Property shall be fifteen (15) miles per hour.

Section 8.4 – Off-Road Vehicles. Snowmobiles, ATV's, motorcycles, and other motor vehicles designed for off-road use may not be operated in the Common Interest Community.

Section 8.5 – Inoperable Vehicles. Except for temporary repairs not involving immobility in excess of ten (10) hours, motor vehicles will not be disassembled, repaired, rebuilt, painted, or constructed outside of garages on the Property.

Section 8.6 – Limited Use of Certain Vehicles. The following types of vehicles are prohibited from all portions of the Property, except the garages, in excess of eight (8) out of any consecutive twenty-four (24) hours, except when making deliveries, loading or unloading, or providing services to Units or Common Elements:

- (a) Vehicles carrying a sign advertising a business.
- (b) Vehicles having a capacity of one-half (1/2) ton or more.
- (c) Vehicles having more than four (4) single-tired wheels.
- (d) Campers of any kind.
- (e) Trailers of any kind.

Section 8.7 – Visitor Parking. Except where special arrangements are made, (i) guest vehicles are limited to three days' parking, and (ii) no vehicles may park overnight on the Association streets.

The prohibition contained in this Section shall not apply to vehicles belonging to the Declarant or the Association or to vendors or contractors engaged by the Declarant or the Association.

ARTICLE IX General Administrative Rules

Section 9.1 – Consent in Writing. Any consent or approval required by these Rules must be obtained in writing prior to undertaking the action to which it refers.

Section 9.2 – Complaint. Any formal complaint regarding the management of the Property or regarding actions of other Unit Owners shall be made in writing to the Executive Board or an appropriate committee.

ARTICLE X 55 and Older Community Rules

Section 10.1 – Procedures and Policies for Demonstrating an Intent to Operate the Community as Housing For Older Persons. In compliance with Subdivision

3607(b)(2)(C) of the Federal Fair Housing Amendments Act of 1988, Directors, officers, Managers, and other agents of the Association shall make all reasonable efforts to:

- (a) Always describe the Common Interest Community to prospective residents as a community for persons fifty-five (55) years of age or older;
- (b) Ensure that any advertising designed to attract prospective residents describes the Common Interest Community as being operated as housing for persons fifty-five (55) years of age or older;
- (c) Be consistent in the application of the age and occupancy restrictions of the Units;
- (d) Ensure that any resale certificates issued to purchasers of Units clearly indicate the use and occupancy restrictions and the fact that the Common Interest Community is operated as housing for persons fifty-five (55) years of age or older;
- (e) Publicly post, in common areas of the community, statements describing the community as housing for persons fifty-five (55) years of age or older, if, in the discretion of the Executive Board, such postings are feasible or necessary; and
- (f) In addition to its restrictions on the leasing of a Unit set forth in Article IX of the Declaration, any Unit Owner who leases a Unit must include, in the lease or rental agreement, a provision requiring the tenants to acknowledge that the Common Interest Community is operated as housing for persons fifty-five (55) years of age or older and that said tenants will comply with all age and occupancy requirements.

Section 10.2 – Procedures and Policies for Verifying Age-Based Occupancy. In compliance with 24 C.F.R. § 100.307 of the Code of Federal Regulations the following procedures apply at the Common Interest Community for routinely determining the occupancy of each Unit, including identification of whether at least one (1) occupant of each Unit is fifty-five (55) years of age or older, and these procedures shall be part of the normal purchasing and, if permitted, leasing arrangements at the Common Interest Community:

- (a) When the Association receives a request for a resale certificate, the Association shall request from the purchasers at the time that the resale certificate is issued, initial information for verification of the age of occupants of the Unit. The purchasers shall provide this information prior to the closing.
- (b) Whenever there is a change in the occupants of a Unit, the Unit Owner shall advise the Association of the change. Whenever the Association is advised that there has been a change in the occupants of a Unit or

otherwise becomes aware of such a change, the Association shall request from the Unit Owner, the occupants, or both, current information for verification of the age of the occupants of the Unit and the Unit Owner and the occupants shall furnish this information promptly to the Association.

- (c) The Association shall update its information verifying the age of the occupants of each Unit by conducting a survey or by other means at least once every two (2) years and all Unit Owners and occupants of Units shall provide the Association with the information it requests.
- (d) Any of the following documents are considered reliable documentation of the age of the occupants of any Units, provided such document contains specific information about current age or date of birth:
 - (i) Driver's license;
 - (ii) Birth certificate
 - (iii) Passport;
 - (iv) Immigration card;
 - (v) Military identification;
 - (vi) Any other state, local, national or international official documents that contain a birth certificate of comparable reliability; or
 - (vii) A certification in the lease, application, affidavit, or other document signed by any member of the household residing in the Unit age twenty-one (21) or older asserting that at least one (1) person in the Unit is fifty-five (55) years of age or older.
- (e) If the occupants of a particular Unit refuse to comply with the age verification procedures, the Association may, if it has sufficient evidence, consider the Unit to be occupied by at least one (1) person fifty-five (55) years of age or older. Such evidence may include:
 - (i) Government records or documents, such as a local household census;
 - (ii) Prior forms or applications; or
 - (iii) A statement from an individual who has personal knowledge of the age of occupants. The individual's statement must set forth the basis for such knowledge and be signed under the penalty of perjury.

- (f) A summary of any occupancy survey shall be available for inspection upon reasonable notice and request by any Person.

Certified to be the Rules of Autumn Estates
Association, Inc., amended as of
_____ and adopted by the
Executive Board on _____ 20__

Secretary