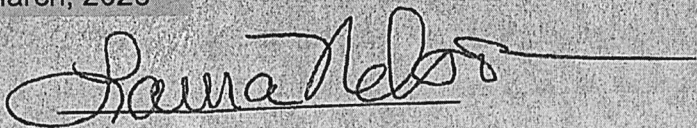


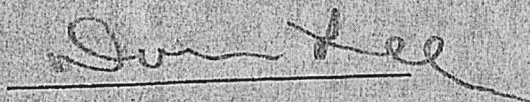
Autumn Ridge Condominium Association, Inc.
Executive Board Vote In Accordance With
Conn. Gen. Stat. Section 47-250(b)(9)

We, the Executive Board of Autumn Ridge Condominium Association, Inc. (the "Association"), hereby vote without a meeting, and with at least two-thirds consent, in accordance with *Conn. Gen. Stat.* Section 47-250(b)(9).

We, the undersigned, vote unanimously in favor of the enclosed Vehicle and Parking Rules, which are effective on this date.

IN WITNESS WHEREOF I have hereunto subscribed my name this 10th day of
March, 2026





AUTUMN RIDGE CONDOMINIUM ASSOCIATION, INC.

NOTICE OF PROPOSED AMENDMENT TO RULES

NOTICE is hereby given that the Executive Board of Autumn Ridge Condominium Association, Inc. intends to amend the Rules of the Association by adopting the Association's Vehicle and Parking Rules as a rule of the Association. These Vehicle and Parking Rules are enclosed with this notice.

This notice replaces the prior notice sent on February 10 ,2026. The proposed amendment has been revised to remove the requirement that pick-up trucks be kept within a fully enclosed garage.

The Executive Board will act on this proposed amendment to the Rules, without a meeting via *Conn. Gen. Stat.* Section 47-250(9), after considering comments from Unit Owners.

Unit Owners may submit comments on the proposed amendment for consideration by the Executive Board by sending them by mail or email to: Robert Blaskey, CM Property Management, 800 Main Street Sout, Suite L2, PO Box 690, Southbury, CT 06488; Email: rob@cmproperty.com.

Comments must be received no later than 5:00 p.m. on March 11, 2026, to be considered by the Executive Board prior to its vote.

The Executive Board,
Autumn Ridge Condominium Association, Inc.

ARTICLE
BICYCLES, SCOOTERS, ETC.

Section Bicycles, Scooters and other Recreational Micromobility Devices. At all times, any rider of bicycles, scooters, roller skaters, skateboards, hoverboards, segways and other recreational micromobility devices (electric or otherwise) (collectively, “Bicycles and Micromobility Devices”) shall abide by the following rules when operating in the Common Interest Community:

- (a) Bicycles and Micromobility Devices shall be ridden as near as practicable to the curb or edge of the roadway.
- (b) Bicycles and Micromobility Devices shall only be ridden during daylight hours, except that bicycles with a headlight and taillight may be used during darker hours.
- (c) Riders of Bicycles and Micromobility Devices must wear a suitable helmet and shall wear reflective clothing when conditions make it difficult for operators of vehicles to see. Bicycles and Micromobility Devices shall also have reflective gear placed on them to enhance visibility.
- (d) Riders of Bicycles and Micromobility Devices shall be required to adhere to local and state laws and ordinances.
- (e) Bicycles and Micromobility Devices must be ridden responsibly and courteously and may only transport the rider and no passenger(s).
- (f) Riders of Bicycles and Micromobility Devices must yield to pedestrians.
- (g) Other than safety horns, the only sound a Bicycle or a Micromobility Device may make is the sound of the wheels on the pavement.
- (h) In addition to the foregoing, riders of electric Bicycles and Micromobility Devices shall also adhere to the following rules in the Community:
 - (i) Electronic Bicycles and Micromobility Devices shall not exceed five (5) miles per hour.
 - (ii) Batteries for electronic Bicycles and Micromobility Devices shall be charged and stored in-doors at room temperature, away from direct sunlight and in accordance with the manufacturer’s instructions. Batteries must be unplugged after they are fully charged and never left charging overnight or without supervision.
 - (iii) Batteries shall not be placed in the trash or recycling bin and shall be disposed of in accordance with the manufacturer’s instructions at the City of Danbury transfer station

- (iv) The State of Connecticut and City of Danbury designated age restrictions and other laws must be adhered to at all times.
- (i) Unit owners shall be responsible for damages to Common Elements and Units based upon their failure, or the failure of any resident or guest of their Unit, to comply with these rules and all applicable laws.
- (j) Unit Owners, residents and all riders ASSUME ALL RISKS, both known and unknown, when using or riding on Bicycles and Micromobility Devices in the Common Interest Community, and Unit Owners and residents in the Common Interest Community shall RELEASE, NOT SUE FOR ANY DAMAGES, AND INDEMNIFY, DEFEND AND HOLD HARMLESS Pine Ridge Homeowner's Association, Inc., including its directors, officers, committee members, property managers, management company, employees, agents and representatives, and Unit Owners of Autumn Ridge Condominium Association, Inc., WITH RESPECT TO ANY AND ALL BODILY, PERSONAL OR PROPERTY INJURY, DISABILITY, DEATH, or loss or damage to person or property, allegedly suffered by them, their tenant, or their guest, in connection with the use or riding of any Bicycles or Micromobility Devices in the Common Interest Community, including with respect to any and all claims, losses, damages, liabilities, suits or any other legal proceeding, and including any and all legal fees or costs incurred in the defense of such claims or suits, to the fullest extent permitted by law.
- (k) Electronic Bicycles and Micromobility Devices shall not be parked or stored outside overnight.

ARTICLE
VEHICLES AND PARKING

Section ____ . Authorized Vehicles.

- (a) Only operable and registered vehicles may be parked or stored on any part of the Common Elements or Limited Common Elements (e.g., driveways, parking spaces, roads).
- (b) Vehicles with commercial license plates or visible commercial signs are not permitted in the Community. This restriction does not apply to vehicles temporarily on the property for purposes of servicing the property or an individual Unit.
- (c) Campers, vans, trailers, boats, motorbikes, and motorcycles may only be kept within a Unit Owner's fully enclosed garage.

Section ____ . Parking.

- (a) Vehicles may not be parked on roadways, or in such a manner as to block access to driveways, fire hydrants, sidewalks running perpendicular to drives, pedestrian crossing areas, designated fire lanes, dumpsters, or clear two-lane passage by vehicles on roads and drives.
- (b) Vehicles must be parked within the boundaries of a designated parking space or a Unit Owner's permitted driveway. T-bone parking, blocking sidewalks, or obstructing traffic is strictly prohibited.
- (c) Parking spaces designated as "Visitor Parking" are only for the temporary use of non-resident guests of Unit Owners or Residents. Unit Owners or other Residents may not use Visitor Parking spaces for the parking of any vehicle, trailer, camper, boat, or the like.
- (d) Any Resident's vehicle found in a Visitor Parking space is subject to immediate enforcement, including towing at the vehicle owner's expense in accordance with the towing rules.

Section ____ Mandatory Snow Parking Emergency Rule. To facilitate effective and timely snow removal and plowing operations, the following mandatory rules will be enforced:

- (a) The Board of Directors or its designated Agent may declare a "Snow Parking Emergency" when snow accumulation is expected or reaches a specified depth (*e.g.*, 2 inches). Notice of a Snow Parking Emergency will be communicated via email to all Unit Owners.
- (b) During a declared Snow Parking Emergency, all vehicles must be removed from designated Visitor Parking spaces and any area deemed necessary for plowing operations.
- (c) Any vehicle remaining in an area prohibited by the Snow Parking Emergency declaration, including vehicles that are parked in Visitor Parking Spaces, in a manner that may create a hazardous situation, or is parked otherwise in violation of the rules, may be immediately towed without further notice at the vehicle owner's sole expense.

Section : Enforcement and Towing Policy

- (a) Non-compliance with any rule herein or the Association's Declaration may result in the suspension of privileges, the non-consensual towing of the vehicle at the owner's sole expense, and/or the issuance of fines.
- (b) Fines may be levied against the Unit Owner and/or Resident following notice and an opportunity for a hearing, in accordance with the Common Interest Ownership Act and the Association's Bylaws and Declaration.
- (c) For each tow, the Board of Directors or its authorized Agent must sign or electronically sign a written authorization form prescribed by the Commissioner of Motor Vehicles. A towing company can act as an agent on behalf of the Association and remove unauthorized vehicles from the Community if the towing company and the Association sign a written contract for general towing services.
- (d) In accordance with state law, the following violation requires a written notice to be affixed to the vehicle windshield prior to towing:
 - i. **Unregistered Vehicles:** A vehicle may not be towed solely for having an expired registration unless a notice is affixed to the vehicle at least fourteen (14) days prior to the tow.
- (e) Immediate Towing (Exceptions to Notice): Vehicles may be towed immediately (without the 14-day) under the following circumstances:
 - i. **Safety and Access Violations:** Vehicles blocking building access, blocking entry/exit to the property, blocking a fire hydrant (within 10 feet), or parking in a designated fire lane.
 - ii. **Handicapped Zone Violations:** Vehicles parked in spaces reserved for persons with disabilities without a valid placard or plate.
 - iii. **Obstruction of Traffic Aisles:** Any vehicle parked in a vehicular traffic aisle, or in a manner that obstructs the flow of traffic or snow removal equipment during a declared Snow Parking Emergency.
 - iv. **Specific Posted Rule Violations:** Vehicles violating specific parking rules established by the Association (e.g., Residents parking in Visitor Parking).
- (f) The Association shall install and maintain conspicuous signage in accordance with Connecticut General Statutes 14-145 as amended by Public Act No. 25-55:

- i. **General Signage:** Signs shall be installed at all entryways to the residential parking areas and shall: (i) bear the international towing symbol; (ii) be at least twelve (12) inches long by eighteen (18) inches wide with letters at least one (1) inch high; (iii) state that motor vehicles left without authorization may be removed at the owner's expense; (iv) state any costs or fees that may be charged for towing and storage; and (v) provide the name, address and telephone number of the wrecker service performing the tow or, alternatively, a telephone number to locate where the vehicle is stored and how to redeem it.
 - ii. **Restricted Space Signage:** For spaces designated as reserved for specific units, persons, or types of persons (e.g., Visitor Parking), the Association shall post conspicuous signage that prohibits unauthorized vehicles from parking in such spaces. Such signs shall be placed at each entrance to the restricted area or at the end of each such space so that the signage is in front of a motor vehicle parked in such space. Signs for individually reserved spaces shall indicate the unit number, person, or type of person authorized to park in the space.
 - iii. **Specific Parking Rules Signage:** The Association shall post signage that lists the specific parking rules of the facility which, if violated, will result in towing. Towing enforcement for new rules will not commence until such signs have been posted for at least forty-eight (48) hours.
- (g) The owner of any towed vehicle will be solely responsible for all towing, storage, and related fees. The Association assumes no liability for damages incurred during the towing process; owners must address claims regarding damage or validity of the tow directly with the towing service.

ARTICLE

INSTALLATION OF ELECTRICAL VEHICLE CHARGING STATION

Section _____ – Definitions and Guiding Principles

- (a) **Resident:** “Resident” is defined herein as each unit owner, resident, occupant and tenant of a unit.
- (b) **Electrical Vehicle Charging Station (“EVCS”):** “Electrical Vehicle Charging Station,” as provided in Section 16-19f(a)(6) of the Connecticut General Statutes, “means an electric component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles by permitting the transfer of electric energy to a battery or other storage device in an electric vehicle.”

Section _____ – Resident’s Application to Install an EVCS

- (a) Requirements: When seeking to install an EVCS, a Resident shall comply with the following requirements:
- i. Engage a licensed and insured contractor to install the EVCS, at the Resident's sole cost and expense, and comply with all relevant building codes and safety standards; and
 - ii. Pay for the costs associated with the installation of the EVCS including, without limitation, installation fees, professional fees, and permit fees, if applicable.
 - iii. Any EVCS shall be installed within the garage of the Unit, and there shall be no charging of any vehicle in the community outside of the garage.
- (b) Notice: When seeking to install an EVCS, a Resident shall submit a completed application to the Executive Board (the "Board"). The application shall include the Resident's unit number and contact information and all contractor information, including license and insurance information. The Board may request additional relevant information or documents from the Resident, as appropriate. The Board shall acknowledge, in writing, the receipt of any such completed application not later than thirty (30) days after such receipt and process such application in the same manner as an application for an addition, alteration or improvement pursuant to the Declaration. The approval or denial of such application shall be in writing and shall be issued not later than sixty (60) days after the date of receipt of the fully completed application. If an application is not denied in writing within such sixty-day period, the application shall be deemed approved, unless the Board reasonably requests additional information not later than sixty (60) days from the date of receipt of such application.

Section — Resident's Responsibilities: Residents, and each successive Resident, with an installed EVCS, shall be responsible for:

- (a) The costs for damage to the EVCS, common elements or units resulting from the installation, use, maintenance, repair, removal or replacement of the EVCS;
- (b) The costs for the maintenance, repair and replacement of the EVCS until it has been removed by the Resident;
- (c) The costs for the restoration of the physical space where the EVCS was installed after it is removed;
- (d) The costs of electricity associated with the installation and usage of the EVCS;
- (e) The common expenses resulting from uninsured losses pursuant to any master insurance policy held by the Association related to or caused by the EVCS;
- (f) Any other costs associated with the EVCS;

- (g) Making disclosures to prospective buyers (i) regarding the existence of the EVCS, and (ii) that the buyer must accept the EVCS and all requirements thereof as set forth in this Rule, and any amendments thereto, unless the EVCS is removed prior to the sale of the unit; and
- (h) Ensuring that the EVCS is the recommended and appropriate charger for the vehicle.

Section _____ – Safety: Residents shall meet all applicable health and safety standards and any and all requirements under any state or federal law or municipal ordinance concerning the installation and usage of an EVCS.

Section _____ – Sale of Unit: The Association may require the Resident to remove the EVCS prior to the Resident's sale of the unit, if the buyer of the unit does not agree to take ownership of and responsibility for the EVCS pursuant to this Rule.

Section _____ – Penalty for Violations: Failure to comply with these Rules may result in (i) daily fines; and/or (ii) the suspension of usage of the EVCS, until such violation is remedied to Association's satisfaction. In addition, the Association may require the removal of the EVCS, at the cost of the Resident. The levying of any such penalties shall be preceded by the Resident's right to Notice and Hearing, as defined in the Association's Declaration, unless there is an immediate safety hazard.