

## 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.

## NOTICE

### **Parking Rules & Regulations**

The lack of community parking at Autumn Ridge is a problem. When the community was built, most people only had one vehicle. One garage was all that was deemed necessary along with space in front of the garage to park an extra vehicle. Today, many Autumn Ridge residents have two or more vehicles. We are sending out this notice because too many residents are ignoring the Rules & Regulations regarding parking.

1. The only available community parking is the four parking spaces across from Building E (Units 43-50). These spaces are designated for visitor parking only. However, residents may use this parking if: (a) They notify management in writing with the vehicle information (license plate number, make and model), date and time it will be temporarily there, and the reason why. (b) If a visitor's vehicle needs to be parked there overnight, the resident must notify management in writing the vehicle information (license plate number, make and model), and length of time it will be parked there.

2. Roadways must be kept clear of parked vehicles at all times. This includes by the speed humps and in front of the dumpsters. Curbs are marked in yellow because they are FIRE LANES and the City of Danbury does not allow vehicles to be parked in fire lanes for safety reasons. Emergency vehicles must be able to navigate the roadways at all times. Vehicles parked in the roadway make it difficult and dangerous for them and others to maneuver in the community. Any vehicle parked in a fire lane can be ticketed by the Danbury Police so do not hesitate to call them to report this safety violation.

3. Residents are allowed to "double" park in front of their garage area. When double parking, make sure that your neighbors parking area is not blocked. No double parking is permitted during inclement weather. Snow plowing areas where vehicles are double parked is very difficult and the snow contractor will not assume any responsibility for damage to a vehicle double parked.

4. Residents who temporarily park their vehicles at the entrance of the property to either drop off or pick up their children from the school bus need to park no closer to the entrance than the mailboxes. Please do not block the mailboxes.

Thank you for your cooperation in making Autumn Ridge a safe community.

Board of Directors  
January 15, 2015

## Autumn Ridge Condominium Association, Inc.

157 Shelter Rock Road  
Danbury, CT -6810

### Lease Policy

The following are some of the provisions that govern the use and occupancy of the property found in the Declaration and By-Laws of as well as Rules and Regulations approved by the Board of Directors regarding leasing of units. The Unit Owner is totally responsible to the Association for compliance by the tenant with all of the Associations provisions.

1. Lease Notification: The Unit Owner must give the Association lease information in writing about their tenant within ten (10) days of the lease start date. This can be accomplished by completing the Autumn Ridge Lease Notification Form, or by letter which contains the same information as the form.
2. Period of Lease: No Unit may be leased for a period of time less than six (6) months.
3. Unit Subdivision: Units may not be divided or subdivided into a smaller dwelling units. Only an entire Unit may be leased, no portion or fraction of a Unit (other than the entire Unit) may be leased.
4. Leasing Form: No Unit Owner shall lease a Unit other than on a written form of lease. The lease must state that the lessee agrees to abide by all the terms and conditions, covenants, and rules and regulations of the Association.
5. Number of Occupants: No more than two persons per bedroom are permitted.
6. Tenant Screening: Unit Owners should carefully screen their Tenants. A good rental application form should include personal information, residence history, employment information and banking and credit references. A credit check should be performed.
7. Tenant Notification: Unit Owners must provide their Tenants a copy of this Lease Policy and the Rules & Regulations to familiarize the Tenant with the Rules & Regulations.
8. Tenant Insurance: Tenants should be required to procure their own personal insurance to protect their personal items as well as providing for personal liability protection.
9. Moving Day: (i) All tractor trailer trucks must get prior approval from the Managing Agent before entering the property. The purpose of this policy is to make sure large vehicles are operated safely and are not improperly parked on Association roadways, sidewalks or grass areas. (ii) All cardboard boxes must be crushed, bundled and tied and placed in specified recycling dumpster. (iii) It is the Tenant or Unit Owner's responsibility to arrange for removal and disposal of carpets, furniture and retired appliances.
10. Summary Process: The Association has the right and power to exercise the landlord's rights of summary process against any tenant of a Unit Owner who violates the restrictions and the Instruments, provided the landlord has received Notice and Hearing, and is given a reasonable opportunity to cure the violation following the Hearing.
11. Miscellaneous: (i) The Association is not a leasing agent, does not show Units to prospective renters, collect tenant lease payments or inspect individual Units other than for Association purposes. (ii) Unit Owners remain responsible for payment of common fees, assessments and repair to the Unit. (iii) Unit Owners are responsible for violations and fines involving their Unit or Tenants. (iv) No Unit shall be rented for transient or hotel purposes.

Dear Homeowners,

3/13/2025

The Autumn Ridge Board of Directors has approved and adopted a new rule regarding Birdfeeders. A 10-day Notice and Comment was sent February 14, 2025, and the rule was adopted March 11, 2025 and will go into effect March 21, 2025.

The rule follows:

All Birdfeeders except for Humming Birdfeeders are no longer allowed to be kept. Please add the attached rule to your documents.

If you have any questions regarding this new rule, please feel free to contact Robert Blaskey, CM Property Management.

Thank you,

Autumn Ridge Board of Directors

CM Property Management

Michael Famiglietti, CMCA



Main Office: P.O. Box 690 Southbury, CT 06488 Tel. (203) 264-6598 Fax (203) 264-6216

[www.cmproperty.com](http://www.cmproperty.com)



February 14, 2025

This notice begins a 10-DAY period in which homeowners are given NOTICE and can submit COMMENT.

**Autumn Ridge Condominium Association, Inc.**  
**BIRD FEEDER RULE**

Notice To Unit Owners

The Board of Directors at Autumn Ridge Condominium Association plans to adopt the following Bird Feeder Rule for the community. This Rule will be added to the Association's Rules and Regulations once passed. Please see attached the written policy the Board plans on reviewing, voting, and signing on FEBRUARY 26, 2025.

Interested Unit Owners are invited to comment on the proposed Rule. If you would like to comment, you are requested to do so, in writing, prior to the conclusion of the comment period on FEBRUARY 26, 2026. Please send your email correspondence to the Association's property manager (Rob Blaskey at Rob@cmproperty.com) or mail to:

CM Property Management  
P.O. Box 690  
Southbury, CT 06488

The Board is empowered to adopt the policy pursuant to Section 47-244 and 47-261b of the Connecticut General Statutes after the comments are reviewed. Comments will be reviewed by the Board of Directors after FEBRUARY 26, 2025. The Board's intention will be to adopt the amendment after this said February 25, 2025.

Respectfully,

Autumn Ridge Condominium Association Board of Directors

For the: AUTUMN RIDGE CONDOMINIUM OWNERS' ASSOCIATION, INC.

## AMENDMENT TO RULES

Autumn Ridge Condominium Owners Association, Inc. ("Association") was established pursuant to a Declaration recorded in the Danbury Land Records, and as it has been or may be amended. This Amendment to the Rules is adopted in accordance with the provisions of the Association's Governing Documents and Connecticut Law.

- To ensure the safety of our residents and to comply with the requirements of our insurance provider, and to prevent the spread of vermin and other animals, **Hard seed and Soft seed Birdfeeders** are hereby prohibited as follows: The term **Birdseed Feeders** will be used in the rest of this document.
- **All Birdseed Feeders** are totally prohibited on association property. Birdseed and birdseed feeders are not permitted in any form. Birdseed Feeders are not allowed to be hung or attached to, in or on, any area of the Limited Common Elements, or Restricted use areas, including decks, garage or patios (if any), or anywhere on the Common Elements.
- **EXCEPTION: Hummingbird feeders:** Hummingbird feeders **will** be allowed at this time and one **(1)** can be placed on either the front or rear deck. They are not allowed to be freestanding and may not be placed in trees or shrubs in the Community.
- Any violation of this Rule may result in fines or legal action in accordance with the Declaration and Bylaws. Any insurance premium increase attributable to a particular Unit by virtue of a violation of this Rule shall be assessed against that Unit.

The Board has approved this Rule following notice and comment to the Unit Owners on this 11 day of March 2025.

Autumn Ridge Condominium Association,

BY Laura DeB...

Its President

June 10, 2025

This notice begins a 10-DAY period in which homeowners are given NOTICE and can submit COMMENT.

**Autumn Ridge Condominium Association, Inc.  
Security and Surveillance Camera Policy**

**Notice To Unit Owners**

The Board of Directors at Autumn Ridge Condominium Association plans to adopt the following Security and Surveillance Camera Policy for the community. This Rule will be added to the Association's Rules and Regulations once passed. Please see attached the written policy the Board plans on reviewing, voting, and signing on June 25, 2025.

Existing Cameras will be allowed to be kept but notice of existing Cameras must be submitted to this office before June 23, 2025. Please see #3, page 3.

Interested Unit Owners are invited to comment on the proposed Rule. If you would like to comment, you are requested to do so, in writing, prior to the conclusion of the comment period on June 25, 2025. Please send your email correspondence to the Association's property manager (Rob Blaskey at Rob@cmproperty.com) or mail to:

CM Property Management  
P.O. Box 690  
Southbury, CT 06488

The Board is empowered to adopt the policy pursuant to Section 47-244 and 47-261b of the Connecticut General Statutes after the comments are reviewed. Comments will be reviewed by the Board of Directors after JUNE 25, 2025. The Board's intention will be to adopt the amendment after this said JUNE 25, 2025.

Respectfully,

Autumn Ridge Condominium Association Board of Directors



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[www.cmproperty.com](http://www.cmproperty.com)



**Autumn Ridge Condominium Association, Inc.**

**Surveillance Camera Security Policy**

Autumn Ridge Condominium Association, Inc. (the "Association") has installed security cameras in the community. They are currently in the following locations: 1) \_\_\_\_\_; and 2) \_\_\_\_\_. The Association may install additional cameras in other locations, as determined by the Board of Directors. These security cameras have been installed for the protection of Association assets and for the security of residents and their guests.

In order to ensure that video surveillance is not abused or misused, the Board of Directors agreed that a security policy should be enacted to govern the use and access to such video surveillance of the Association, and the use of personal video surveillance among Unit Owners and residents.

**Underlying Principals**

The safety of residents and community property are critical aspects of this community. The Association installed video surveillance to help keep property and residents safe. The Association hopes that the video surveillance will provide not only a deterrent to inappropriate behavior but can be used as a means of identification in the event of damage or criminal activity. In addition, the Association recognizes that Unit Owners may want or desire to install and maintain their own personal video surveillance equipment to further protect their property and keep themselves safe.

**Policy Statement**

The Association recognizes the need to balance individual's right to privacy and the need to ensure the safety and security of the community and residents, which must be respected by both the Association and all Unit Owners in their respective uses of video surveillance. The Association therefore has adopted a policy which upholds these rights but provides the necessary mechanisms for protecting the community.

**Scope**

This policy applies to all video surveillance systems installed by the Association which are permanently installed and whose presence is detailed on posted signage, as well as personal video surveillance equipment installed by residents.

**Installation, Placement and Maintenance of Video Surveillance Equipment**

**Video Equipment / Records**

**1. Type of Equipment**

The Association will use Digital Video Recorders to collect and retain real-time video for a minimum of 36 hours or longer depending on the equipment and the capacity of internal storage devices.

2. Placement

Video recording equipment has been placed in visible locations, which present the best surveillance options with respect to desired coverage, specific surveillance targets and lighting conditions. Cameras are positioned so as to not willfully intrude on a unit owner's or resident's property or privacy.

3. Signage

Signage has been erected in conspicuous location(s) notifying all parties that the area is under video surveillance.

**Access to Video Records**

1. Access: Association/Unit Owners

Access to video surveillance and surveillance records shall be secured and restricted to the Board of Directors. Requests for viewing video surveillance footage shall be in writing and shall be directed to the Board of Directors. Unit owners may be allowed to view pertinent footage only upon majority agreement of the Board of Directors and only in response to an event which has occurred, including but not limited to vandalism, property damage, litigation evidence, criminal activity, insurance investigation and suspicious activity. The Board of Directors will only review video footage in response to a specific complaint or if a specific issue of concern becomes apparent. No Board member, owner or resident shall view video surveillance footage alone.

2. Access: Law Enforcement

If access to video surveillance is requested for the purpose of law enforcement investigation due to criminal activity or potential criminal activity, pertinent footage related to the investigation shall be provided to the law enforcement officials.

3. Security / Storage

Active video records shall be stored in secured enclosures with limited access. Archived video records shall be stored only for investigative or legal purposes.

4. Access

All instances of surveillance footage being viewed by the Board of Directors, owners, residents, or law enforcement, shall be entered into the minutes of the Board of Directors' meeting.

5. Timely Requests for Data

The duration of historical data available is limited to the specific DVR/device drive capacity. Requests for data should be limited to a specific date range and time.

**Custody, Control, Retention and Disposal of Video Records**

The Association has no desire or intention to retain video recordings except as required for investigations or evidence. In normal operating conditions, video surveillance footage will automatically be erased or overwritten by the recording device when capacity of the device has been exhausted.

Specific records relating to evidence or investigations which need to be retained, may be copied onto portable media and stored for as long as required based on the investigation type.

## **Accountability**

The Association's Board of Directors is responsible and accountable for implementing, enforcing and monitoring the deployment, use and viewing of all video surveillance.

### **Unit Owner Surveillance Cameras**

#### **1. Cameras on Common Elements Prohibited**

Unit Owners are prohibited from installing surveillance cameras of any kind on any portion of the Common Elements.

#### **2. Only Doorbell Cameras Permitted**

Subject to paragraph 4 below, Unit Owners may only install doorbell cameras such as Ring, Google Nest, Blink, Eufy or other similar doorbell cameras and no other type of surveillance camera.

#### **3. Existing Cameras**

Notwithstanding paragraphs 1 and 2 above, those cameras installed as of the date of the adoption of this Rule will be permitted, provided that: 1) any such camera is not causing damage to the common elements or units; 2) upon the camera's removal, such affected common element(s) will be restored to their original condition at the Unit Owner's expense; 3) any such camera is subject to all other terms and conditions of this Rule, including without limitation, paragraphs 4 through 6 below; and 4) any Unit Owner with an existing camera notifies the Association's property manager in writing within 30 days from the date of the adoption of this Rule of each such camera.

#### **4. Invasion of Privacy Prohibited**

Units Owners are prohibited from installing doorbell or other surveillance cameras in such a manner that would violate or reasonably interfere with other Unit Owners' reasonable expectations of privacy in violation of applicable law. For example, doorbell cameras may not be installed on Units in a manner such that they are aimed to observe or record the activities of other Unit Owners within the confines of their Units. Unit Owners will be solely liable for, and shall indemnify, defend and hold harmless the Association, its officers, directors, employees and agents from, any and all claims, damages, costs and expenses (including reasonable attorneys' fees) for invasions of privacy arising out or related to their use of surveillance cameras installed on their Units.

#### **5. Penalty for Violations of the Above Rules**

If the Association discovers that a Unit Owner installed a surveillance camera on any portion of the Common Elements, or has violated any other Rule herein, the Association shall have the right to a) remove the offending surveillance camera, and b) levy fines, legal fees and all associated costs against the Unit Owner, including without limitation, assessment of all such costs associated with the removal of the surveillance camera and the restoration of the affected Common Elements, following notice and an opportunity to be heard. The Unit Owner shall also indemnify, defend and hold harmless the Association, its officers, directors, employees and agents from and against any and all claims, damages, costs and expenses (including reasonable attorneys' fees) arising out of or related to the installation and use of doorbell or other surveillance cameras, their removal from the affected Common Elements or the violation of any other Rules herein.

Duly Adopted By the Board of Directors of  
Autumn Ridge Condominium Association, Inc.:

By: \_\_\_\_\_  
\_\_\_\_\_, Secretary

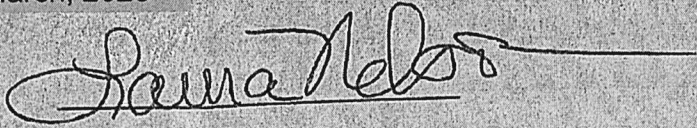
A large, stylized handwritten signature in black ink, written over the signature line.

**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 10<sup>th</sup> day of March, 2026





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**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.