

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



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, 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 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.
- **EXECPTION: 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 Nelson

Its President