

Unified Rules and Regulations

Date 2/19/2005

Mattabasset Condominium I, Inc.
Mattabasset Condominium II, Inc.
Mattabasset Condominium III, Inc.

A. USE OF UNITS

1. No part of the property shall be used for other than the purposes for which such part was designed.
2. Each residential unit shall be used only as a residence for a single family.
3. No industry, business, trade, commercial, religious, educational or otherwise, (except for home professions without employees or regular visits from the public) designed for profit, altruism, or otherwise, shall be conducted, maintained or permitted on any part of the Property, nor shall any "For Sale", "For Rent" or "For Lease" signs or other window displays or advertising be maintained or permitted on any part of the property or in any Unit therein nor shall any Unit be used or rented for transient, hotel or motel purposes. Unit owners must submit copies of leases for their unit to the Board of Directors for approval prior to the leasing of the unit. Leases must be for a minimum of one year.
4. Each garage shall be used only for the storage of a motor vehicle and the neat storage of domestic material related to its use as an accessory to a residence. Each carport shall only be used for the storage of motor vehicles. No materials or items of any kind may be stored or kept in a car port. Unattended garage doors shall be kept closed at all times.
5. The Board of Directors, or its designated agent, may retain a pass key to the premises for use in emergency situations only. No Unit Owner shall alter any lock or install a new lock on any door of the premises without the written consent of the Board of Directors. In case such consent is given, the Unit Owner shall provide the Board of Directors, or its agent, with an additional key pursuant to its rights of access to the demised premises.
6. No electrical device creating unusual electrical overloading may be used in the Units without permission from the Board of Directors.
7. No substantial alteration or remodeling of a unit involving the cutting or moving of partition walls may be done without permission of the Board of Directors.
8. Misuse or abuse of appliances or fixtures within the Unit is prohibited; any damage resulting from such misuse shall be the responsibility of the Unit Owner in whose Unit it shall have been caused.
9. Space heaters using any type of gasoline, kerosene, liquid or gas fuel are forbidden by law and shall not be used in any unit.

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B. USE OF COMMON AREAS

1. There shall be no obstruction of the Common Areas nor shall anything be stored in the Common Areas without the prior consent of the Board of Directors except as hereinafter expressly provided.
2. Unit Owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls or doors of a building and no sign, awning, canopy, shutter or radio or television 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, without the prior consent of the Board of Directors.
3. No garbage cans, trash barrels, or other obstructing personal property shall be placed in the halls or on the staircase landings, nor shall anything be hung from the windows, terraces, balconies, patios, or placed upon the window sills. Nor shall any rugs or mops be shaken or hung from or on any of the windows, doors, balconies, patios, or terraces. No accumulation of rubbish, debris or unsightly material will be permitted in Common Areas except in designated trash storage areas, nor shall unlimited Common Areas be used for the general storage of personal property. Limited Common Areas used for storage shall be kept neat and clean, and vermin shall be prevented. No clothes shall be hung or dried outside of the Units in the Common Areas or Limited Common Areas.
4. No terrace, balcony or patio shall be enclosed or covered by any awning or otherwise enclosed without the consent in writing of the Board of Directors.
5. Unit Owners shall not paint, stain, or otherwise change the color of any exterior portion of any building.
6. Each Unit Owner shall keep his Unit and any Limited Common Area to which he has sole access in a good state of preservation and cleanliness.
7. Windchimes are prohibited in open areas, buildings, decks, carports and any other areas.
8. No fencing, edging or lawn and garden decorations shall be allowed unless approved by the Board of Directors.
9. Door knockers are prohibited.
10. Outside motion detectors, sensor lights or other lights other than the normal front and rear entrance lights are prohibited.

II. Shrubs, trees and planting may not be replaced by Unit Owners without permission of the Board of Directors.

12. Trash may only be put out for pickup on the scheduled pickup morning, not the night before the pickup. Trash must be placed at the end of your driveway and shall not be placed on any grass or island area.

13. No TV antennae or Direct TV antennae may be placed in a window, on any deck or common or limited common area whereby the antennae is visible from the outside. Attic or crawl spaces above each unit are common areas and may not be used for any purpose by a Unit Owner.

14. Holiday decorations are permitted to be displayed on the outside of each unit 30 days before each holiday and must be removed 30 days after the holiday, with the exception of wreaths. No decorations may be placed on the outside upper levels of buildings (above ground level) or hung from windows. Any damage to bushes from the use of decorations or lights shall be the responsibility of the Unit Owner.

15. Except in recreational or storage areas designated as such by the Board of Directors there shall be no playing, lounging, or parking of baby carriages, or playpens, bicycles, wagons, toys, vehicles, benches or chairs, on any part of the common areas except that terraces and patios may be used for their intended purposes. Storage by owners in areas designated by the Board of Directors shall be at the Owner's risk.

16. Rules of behavior for swimming pools and recreation areas will be promulgated by the Owners Association and all unit owners their familiars and guests must abide by such rules.

2/10/06

C. ACTIONS OF UNIT OWNERS

- I. No noxious or offensive activity shall be carried on in any Unit, or in the Common Areas; nor shall anything be done therein either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants. No Unit Owner shall make or permit any disturbing noises in the buildings by himself, his family, servants, employees, agents, visitors and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other Unit Owners. No Unit Owner shall play upon, or suffer to be played, upon any musical instrument or operate or suffer to be operated a phonograph, television set or radio in the premises at such high volume or in such other manner that it shall cause unreasonable disturbances to other Unit Owners.

2. Unit Owners shall comply with and conform to all applicable laws of the State of Connecticut and all bylaws, ordinances, rules and regulations of the City of Meriden and shall save the Association and other Unit Owners harmless from all fines, penalties, costs and prosecutions for the violation thereof or non-compliance therewith.

3. Unit Owners shall be held responsible for the actions of their children, guests, leases or renters.

4. No animals or reptiles of any kind shall be raised, bred or kept in any Unit or in the Common Areas, except that a dog, cat or other household pet approved by the Board of Directors may be kept in Units provided that they are not kept, bred or maintained for any commercial purposes; and provided further that any such pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the property subject to these restrictions upon three (3) days written notice from the Board of Directors. In no event shall any animal be permitted in any portion of the Common Areas unless carried or on a leash by its owner or keeper, or be curbed in any court yard or close to any patio or deck. For the purpose of these rules a pet shall be defined to be a dog, cat or similar animal, which is not ordinarily kept within an enclosure. In addition, all dogs and cats must be registered in accordance with the laws and ordinances of the City of Meriden, CT. All pets shall be kept in such a manner so as not to create a nuisance or disturb to other residents or to cause damage to the common property.

5. All pets must be leashed at all times and are not allowed in the areas behind any buildings and must be walked in the streets or outer areas. No animal may be leashed, penned, or kept unattended on any deck or patio or tied to any deck, building, or tree.

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D. INSURANCE

1. Nothing shall be done or kept in any Unit or in the Common Areas which will increase the rate of insurance of any the buildings, or contents thereof, applicable for residential use, without the prior written consent of the Board of Directors. No Unit Owner shall permit anything to be done, or kept in his Unit or in the Common Areas which will result in the cancellation of insurance on any of the buildings, or contents thereof, or which would be in violation of any law. No waste shall be committed in the Common Areas.

2. A Unit Owner shall comply with the rules and regulations of the New England Fire Rating Association and with the rules and regulations contained in any fire insurance policy upon said building or the property contained therein.

3. Damage by fire or accident affecting the Unit or Common Areas or the liability of the Unit Owners or the Association will be promptly reported to the Board of Directors immediately following the occurrence thereof.

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E. MOTOR VEHICLES

1. The visitor parking lots shall not be used for any purpose other than to park automobiles excluding specifically trucks, commercial vehicles, trailers, or boats.

2. Motor Vehicles belonging to Unit Owners or their family are to be parked only in areas assigned to such Units, or in Garage Units or Carports by the Owners thereof.

3. Unit Owners may park in visitor's spaces provided they do not abuse the parking privilege. Examples of abusing this privilege are parking in visitor spaces during snow storms and snow removal, double parking in visitor spaces, blocking access to other vehicles or unit driveways. Parking in visitor spaces is at the discretion of the Board of Directors and a Unit Owner's privilege to park in visitor spaces may be suspended by the Board of Directors as it sees fit. No motor vehicle shall be parked on or in any street in Mattabasset at any time.

4. Any truck, pickup truck, commercial vehicle, vans with camper or combination plates, campers, vehicles containing advertising on them, or any vehicle that does not have seats in all areas of the vehicle, or any vehicle required by the State of CT. Motor Vehicle Dept to have combination or commercial plates, must be parked in garages or carports so that they are not visible from any unit or the street. They may not be parked in driveways or visitor spaces.

5. No vehicle shall be parked so as to extend into the street or parked across any driveway. No vehicle shall be parked in such manner as to impede or prevent ready access to another owner's parking space or driveway.

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F. ADMINISTRATION

1. Any consent or approval given under these rules and regulations may be added to, amended or revoked at any time by resolution of the Board of Directors.
2. No Owner shall send any employee of the management out of the property on any private business of the Owner.
3. Any complaint regarding the management of the Condominium or regarding actions of other Unit Owners shall be made in writing to the Board of Directors.
4. No unit owner shall make any payment of monthly charges or fines directly to a member of the Board of Directors, with the exception of the Treasurer and then only with the direct permission of the Treasurer. All payments are to be made to the Association Accountant or other designee of the Board of Directors. The Association accepts no responsibility for any payments not made to the specified accountant or designee of the board.
5. Right is specifically reserved to the Board of Directors of the Owners Association to rescind, change or amend the foregoing rules and regulations and to adopt such other rules and regulations as from time to time the Board of Directors may deem necessary.
6. The Declaration of Covenants and Restrictions and By-Laws of Mattabasset Condominium Associations I, II, and III are incorporated therein by reference but not by way of limitation.

Please Note:

Refer to the "BY-LAWS" and the "DECLARATION" of Mattabasset Condominiums I, II, or III for further information.

