

RULES AND REGULATIONS MATTABASSET CONDOMINIUM III

I. GENERAL REGULATIONS

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.
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 car port shall only be used for the storage of motor vehicles.
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 right 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 from 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.

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, or 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.

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.

C. ACTIONS OF UNIT OWNERS

1. 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 Town of Meriden and shall save the Association or other Unit Owners harmless from all fines, penalties, costs and prosecutions for the violation thereof or non-compliance therewith.

3. 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) day's written notice from the Board of Directors. In no event shall any dog be permitted in any portion of the Common Areas unless carried or on a leash, or be curbed in any court yard or close to any patio.

4. Unit Owners shall be held responsible for the actions of their children and their guests.

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 of 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.

E. MOTOR VEHICLES

1. The parking area shall not be used for any purpose other than to park automobiles excluding specifically, trucks, commercial vehicles, trailers, or boats, which may be parked in specially designated areas only. No vehicle shall be parked in such manner as to impede or prevent ready access to another owner's parking space.

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 by the Owners thereof. In the event more vehicles belong to a Unit Owner than there is space assigned to his Unit, special arrangements must be made for the additional rental of a visitor space.

3. Except where specially rented, visitor parking spaces are only for the temporary use of guests and invitees of Unit Owners, or of the Association. Association employees are to park only where specifically designated.

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. If a Unit Owner contrary to the provisions of the Bylaws, at his own risk pays his monthly charge directly to an employee of the Manager, the Manager will endeavor to mail or otherwise forward a receipt for such payment in fact turned over to him, but the Association and the Manager accept no responsibility in the matter.

RECEIVED FOR RECORD 10/20/76 AT 10:49 AM
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