

# **FAWN TERRACE RULES & REGULATIONS**

The following RULES apply to ALL OWNERS & OCCUPANTS of units.

## **ARTICLE I USE OF UNITS AFFECTEING THE COMON ELEMENTS**

### **Section 1.1 – OCCUPANCY RESTRICTIONS.**

Units are limited to occupancy by single families (1 or 2 adults) per housing and State of Connecticut Requirements.

### **Section 1.2 – NO COMMERCIAL USE.**

Except for those activities conducted as a part of the marketing & development program of the Declarant, no industry, business, trade or commercial activities, or nonresidential storage, mail, or other use of a Unit, shall be conducted, maintained or permitted on any part of the Common Interest Community, nor shall any signs, window displays or advertising except for a name plate or sign not exceeding nine (9) square inches in area, on the main door to each Unit maintained or permitted on any part of the common elements or any Unit, nor shall any Unit be used or rented for transient, hotel, or motel purposes. “For Sale” signs not exceeding five square feet in area may be posted at the entrance to the community, together with the Unit number so for sale, pursuant to the Unit Owner’s permission.

### **Section 1.3 – ACCESS BY EXECUTIVE BOARD & SECURED SPACE.**

The executive board, the manager or its designated agent, may retain a pass key to all Units for use in emergency situations only. No Unit Owner shall alter any lock or install a new lock on any door of any Unit without immediately providing the Executive Board, the manager or its agent, with a key therefore. At the Unit Owners option, he or she may provide the key be enclosed in a sealed envelope with instructions that it only be used in emergencies with a report to him or her as to ach use & the reason therefore. Each Unit may have closets, safes or vaults not exceeding 50 cubic feet in capacity which can be locked without such access.

### **Section 1.4 – ELECTRICAL DEVICES OR FIXTURES.**

No electrical device creating electrical overloading of standard circuits may be used without permission from the Executive Board. Misuse or abuse of appliance or fixtures within a Unit which affects other Units or the Common Elements is prohibited. Any damage resulting from such misuse shall be the responsibility of the Unit Owner from whose Unit it shall have been caused. No electrical cords can be used between Units.

### **Section 1.5 – TRASH.**

No storage of trash will be permitted in or outside any Unit in such a manner as to permit the spread of fire or encouragement of vermin – this includes cigarette butts.

### **Section 1.6 – GARAGE DOORS, WINDOWS, SCREEN DOORS, DOORS.**

Each Unit Owner is responsible for the upkeep and repairs to their garage doors, windows, screen doors, and regular doors. The Association tries to keep the community looking good

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so the market value doesn't decrease. All repairs on garage doors, windows, screen doors and regular doors are to be completed within a 5 day time frame.

### **Section 1.7 – DISPLAYS OUTSIDE OF UNITS.**

Unit Owners shall not cause or permit anything other than curtains & conventional draperies, & holiday decorations to be hung, displayed or exposed at or on the outside windows without the prior consent of the Executive Board having jurisdiction over such matters, if any.

### **Section 1.8 – PAINTING EXTERIORS.**

Owners shall not paint, stain, or otherwise change the color of any exterior portion of any building without the prior consent of the Executive Board or such committee then established having jurisdiction over such matters, if any.

### **Section 1.9 – CLEANLINESS.**

Each Unit Owner shall keep his or her Unit in a good state of preservation & cleanliness.

### **Section 1.10 – ELECTRICAL USAGE.**

Total electrical usage in any Unit shall not exceed the capacity of the circuits as labeled on the circuit breaker boxes.

### **Section 1.11 – CO SMOKE DETECTORS**

All unit owners will install a CO Smoke Detector on the first floor of their unit. A CO Smoke Detector is both a smoke detector and Carbon Monoxide combined. These detectors are required because the garages are located under living space.

The Board of Directors and/or management company will be doing a yearly inspection to make sure CO Smoke Detectors are installed and in working condition. Any unit owner who doesn't have a CO Smoke Detector will be fined \$125.00. You will have 7 days to install one. If not corrected after 7 days, a fine of \$25.00 per day will be implemented until one is installed or working condition.

## **ARTICLE II**

### **USE OF COMMON ELEMENTS**

### **Section 2.1 – OBSTRUCTIONS.**

There shall be no obstructions of the Common Elements, nor shall anything be stored outside of the Units without the prior consent of the Executive Board except as hereinafter expressly provided.

### **Section 2.2 – TRASH.**

No garbage cans or trash barrels shall be placed outside the Units. No accumulation of rubbish, debris or unsightly materials shall be permitted in the Common Elements, except in designated trash storage containers, nor shall any rugs or mops be shaken or hung from or on any of the windows, doors, balconies, patios or terraces.

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## Section 2.3 – STORAGE.

Storage of materials in Common Elements or other areas designated by the Executive Board, including storage lockers, shall be at the risk of the person storing the materials.

## Section 2.4 – PROPER USE.

Common Elements shall be used only for the purpose for which they were designed. No person shall commit waste on the Common Elements or interfere with their proper use by others or commit any nuisances, vandalism, boisterous or improper behavior on the Common Elements which interferes with, or limits the enjoyment of the Common Elements by others.

## Section 2.5 – TRUCK & COMMERCIAL VEHICLES.

Trucks & Commercial vehicles are prohibited in the parking areas & driveways, except for temporary loading & unloading, or as may be designated by the Executive Board.

## Section 2.6 – ALTERATIONS, ADDITIONS OR IMPROVEMENTS TO COMMON ELEMENTS.

No alterations, additions or improvements may be made to the Common Elements without the prior consent of the Executive Board or such committee established by the Executive Board having jurisdiction over such matters, if any. No clothes, sheets, blankets, laundry or any other kind of articles other than holiday decorations on door only, shall be hung out of a building or exposed or placed on the outside walls, doors of a building or on trees, and no sign, awning, canopy, shutter or 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.

## **ARTICLE III ACTIONS OF OWNERS & OCCUPANTS**

### Section 3.1 – ANNOYANCE OR NUISANCE.

No noxious, offensive, dangerous or unsafe activity shall be carried on in any Unit, or the Common Elements, 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 or occupant shall make or permit any disturbing noises by himself or herself, his or her family, servants, employees, agents, visitors, & licensees, nor do the rights, comforts or conveniences of other Unit Owners or occupants. No Unit Owner or occupant shall play, or suffer to be played, any musical instrument or operate or suffer to be operated a phonograph, television set or radio at such a high volume or in such other manner that is shall cause unreasonable disturbances to other Unit Owners or occupants.

### Section 3.2 – COMPLIANCE WITH LAW.

No immoral, improper, offensive or unlawful use may be made of the property and unit owners shall comply with and conform to all applicable laws and regulations of the United States and of the State of Connecticut, and all ordinances, rules and regulations of the City of Waterbury. The violating Unit Owner shall hold the Association and other Unit owners

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harmless from all fines, penalties, costs and prosecutions from the violation thereof or noncompliance therewith.

## Section 3.3 CAMERA SYSTEM.

## Section 3.4- PETS.

No animals, birds, or reptiles of any kind shall be raised bred, or kept on the property or brought on the Common Elements, except that no more than one dog of **less than 20 inches in height at the shoulder at maturity & of gentle disposition**, no more than one cat, or other household pets, approved & licensed by the Executive Board or the manager as to compatibility with the Common Interest Community may be kept. Pets may not be kept, bred or maintained for any commercial purposes. All unit owner and tenants must pick up after their dog immediately and dispose of it properly. This includes walking your dog to the nearby field, woods or adjacent properties. Any pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the property within **three (3) days' after Notice & Hearing from the Executive Board**. In no event shall any dog be permitted in any portion of the Common Elements unless carried or on a leash. No dogs shall be curbed in any courtyard or close to any patio. Dogs cannot be left in the garage. The Owner shall hold the Association harmless from any claim resulting from any action of his or her pet. Seeing Eye Dogs & Hearing Ear Dogs will be permitted for those persons holding certificates of necessity. Due to a prior lawsuit, there shall be no pit bulls allowed at Fawn Terrace. The pit bulls that are grandfathered in, once they have died, they cannot be replaced by another pit bill, either part or full.

## Section 3.5 – INDEMNIFICATIONS FOR ACTIONS OF OTHERS.

Unit Owners shall hold the Association & other Unit Owners and occupants harmless for the actions of their children, tenants, guests, pets, servants, employees, agents, invitees or licensees.

## Section 3.6 – EMPLOYEES OF MANAGEMENT.

No Unit Owner shall send any employees of the manager out of the property on any private business of the Unit Owner, nor shall any employee be used for the mutual benefit of the Unit Owner, unless in the pursuit of the mutual benefit of all Unit Owners, or pursuant to the provisions of special services for a fee to be paid to the Association.

## Section 3.7 – LINT FILTERS ON DRYER; GREASE SCREENS ON STOVE HOODS.

All dryers will have lint filters, which will remain installed and prevent lint from accumulating in the vent duct. All stove hoods will have grease screens, which will remain installed and prevent grease from accumulating in the vent duct. All such filters & screens will at all time be used & kept clean, good order & repair by the Unit Owner.

## **ARTICLE IV INSURANCE**

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## **Section 4.1 – INCREASE IN RATING.**

Nothing shall be done or kept which will increase the rate of insurance on any buildings, or contents thereof, without the prior consent of the Executive Board. No Unit Owner shall permit anything to be done, or kept on the property which will result in the cancellation of insurance coverage on any of the building, or contents thereof, or which would be in violation of any law.

## **Section 4.2 – RULES OF INSURANCE.**

Unit Owners & occupants shall comply with the Rules & Regulations of the New England Fire Rating Association & with the Rules & Regulations contained in any fire & liability policy on the property. All Unit Owners and tenants must maintain their own insurance while living onsite.

## **Section 4.3 – REPORTS OF DAMAGE.**

Damage by fire or accident affecting the property, & persons injured by or responsible for any damage, fire or accident must be promptly reported to the manager or a Director by any person having knowledge thereof.

## **ARTICLE V RUBBISH REMOVAL**

## **Section 5.1 – DEPOSIT OF RUBBISH.**

Rubbish container locations will be designated by the Executive Board or the manager. Pick-up will be from those locations only. Occupants will be responsible for removal of rubbish from their Units to the pick-up locations. Rubbish is to be deposited in that location and the area is to be kept neat, clean, & free of debris. Long term storage of rubbish in the Units is forbidden. No furniture, appliances or flammable items are allowed.

## **ARTICLE VI MOTOR VEHICLES**

## **Section 6.1 – COMPLIANCE WITH THE LAW.**

All persons will comply with Connecticut State Laws, Department of Motor Vehicle Regulations, and applicable local ordinances, on the roads, drives & property.

## **Section 6.2 – REGISTRATION.**

All vehicles of employees, agents, Unit Owners, & occupants regularly using the premises must be registered with the manager & all vehicles parking for more than 4 hours must display either a vehicle sticker or carry a guest pass. Construction & management vehicles not registered will be identified by a special pass card.

## **Section 6.3 – REGISTRATION APPLICATION.**

The manager will register vehicles on a special application form & shall issue parking stickers to such vehicles. The form will provide that registered vehicle parking in “no

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parking” area, fire lanes, on the pavement or blocking access, or otherwise improperly parked may be towed at the owner’s expense.

### **Section 6.4 – GUEST PASS.**

Vehicles parked on the property for more than four (4) hours without a guest pass (or sticker) will be deemed trespassers & will be removed. Guest passes will be issued to Unit Owners requesting them. They will be registered in the name of the Unit Owner who, upon receipt of the passes, will assume responsibility for the actions & towing charges of vehicles displaying such passes, as a Common Expense assessment, which will be levied following Notice & Hearing.

### **Section 6.5 – LIMITATION ON USE.**

The use of Limited Common Element parking spaces is limited to use by the occupant of the Unit to which it is assigned as a Limited Common Element. Any vehicle must be registered in order to park permanently on the premises. Parking areas shall be used for no other purpose than to park motor vehicles, and loading or unloading.

### **Section 6.6 – VISITOR PARKING.**

Except where special arrangements are made, vehicles displaying guest passes are limited to three (3) days’ parking.

### **Section 6.7 – SPEED LIMIT.**

The speed limit on the entrance road is 15 miles per hour.

### **Section 6.8 - UNIT OWNER/TENANT PARKING/VEHICLES.**

2 vehicles per Unit are allowed. 1 vehicle should be parked in the garage, except for those who don’t have garages.

### **Section 6.9 – SNOWMOBILES, OFF ROAD & UNLICENSED OR IMMOBILE VEHICLES.**

Snowmobiles, off road vehicles including trail bikes, jeeps, scooters, go-carts, and other four wheel drive vehicles not used in maintenance are prohibited, except where licensed & equipped for passage on public highways, & actually used by licensed drivers on the paved portions of the property. Except for motor assisted bicycles & wheel chairs as permitted by State Law, all motor vehicles used or parked on the property will be licensed & properly equipped & in operating condition for safe travel on the public highways of the state. Except for temporary repairs not involving immobility in excess of ten (10) hours, motor vehicles will not be disassembled, repaired, rebuilt, painted or constructed outside of garages on the property.

### **Section 6.10 – NO PARKING AREAS.**

Vehicles may not be parked in such a manner as to block access to garages, carports, fire hydrants, sidewalks running perpendicular to drives, pedestrian crossing areas, designated fire lanes, or clear two lane passage by vehicles on roads & drives. Vehicles in violation will be towed after reasonable efforts to contact the person, Unit Owner or occupant to whom the vehicle is registered. In addition, a Fifty Dollar (\$25.00) per day fine may be levied against the person, Unit Owner or occupant to whom the vehicle is registered,

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following Notice & Hearing, for the period that the vehicle violates these rules, unless at such hearing good & valid reasons are given for such violation.

## **Section 6.11 – LIMITED USE OF TRUCKS, VANS, TRAILERS & COMMERCIAL VEHICLES.**

The following types of vehicles are prohibited in the parking areas or drives in excess of eight (8) hours except for temporary loading or unloading, following which the vehicles must be removed from the property for at least sixteen (16) hours: commercial vehicles carrying a sign advertising a business; trucks, vans, and vehicles having capacity of more than one (1) ton; trailers of any kind; and vehicles with more than four (4) single-tired wheels. Construction or maintenance of the property will not be so restricted during the use.

## **Section 6.12 – SNOW REMOVAL**

### **ARTICLE VII RIGHTS OF DECLARANT**

The Declarant may make such use of the unsold Units & Common Elements as may facilitate completion & sale of the Common Interest Community including, but not limited to, maintenance of a sales office, the showing of the Common Elements & unsold Units, the display of signs, the use of vehicles, & the storage of materials. Interference with workmen or with buildings under construction is prohibited. Entrance into construction or Declarant's restricted areas will be only with representative of the Declarant.

### **ARTICLE VIII GENERAL ADMINISTRATIVE RULES**

## **Section 8.1 – CONSENT IN WRITING.**

Any consent or approval required by these Rules must be obtained in writing prior to undertaking the action to which it refers.

## **Section 8.2 – COMPLAINT.**

Any formal complaint regarding the management of the property or regarding actions of other Unit Owners shall be made in writing to the Executive Board or an appropriate committee.

## **Section 8.3 – REVIEW OF RULES & REGULATIONS WITH TENANT**

Upon signing of a lease for any unit at Fawn Terrace Condominium, the landlord and tenant must review the Rules and Regulations of the Condominium. The landlord and tenant will be required to sign a form stating that the tenant has received, read and understands the Rules and Regulations of Fawn Terrace Condominium, and agrees to abide by them. Failure to abide by the rules will result in an immediate fine of \$50.00. If the violation continues, the unit owner AND/OR the tenant will be fined up to \$50.00 per day. All Unit Owners are responsible for their tenant's fines, damages, etc.

## **Section 8.4 – UNIT INFORMATION SHEETS.**

Unit Info Sheets are updated yearly and/or upon new information (pet or vehicle) or upon a new tenant.

## **Section 8.5 – PAYMENTS.**

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## Section 8.6 - VIOLATIONS

### **ARTICLE IX**

#### **GENERAL RECREATION RULES**

##### Section 9.1 – LIMITED TO OCCUPANTS & GUESTS.

Passive recreational facilities, open space & woodland within the Common Elements are limited to the use of Unit Owners. Their tenants & invited guests. All facilities are used at the risk & responsibility of the user, & the user shall hold the Association harmless from damage or claims by virtue of such use.

##### Section 9.2 – BOISTEROUS BEHAVIOR PROHIBITED.

Boisterous, rough or dangerous activities or behavior, which unreasonably interferes with the permitted use of facilities by others, is prohibited.

##### Section 9.3 – RESERVED AREAS.

Specific portions of woodland or open space facilities, or specific times of recreational schedules may be reserved, opportunity given, to certain age groups. Such reservations & scheduling shall be done by management personnel, & shall be effective after publications in the newsletter. Outside gardens are prohibited.

##### Section 9.4 – CHILDREN.

Parents will direct & control the activities of their children in order to require them to conform to the regulations. Parents will be responsible for violations, or damage caused by their children whether the parents are present or not.

##### Section 9.5 – EJECTION FOR VIOLATION

Unit Owners, occupants, guests & tenants may be summarily ejected from a recreational facility by management personnel in the event of violation of these regulations within a facility, & suspended from the use until the time for Notice & Hearing concerning such violation &, thereafter suspended for the period established following such Hearing.

##### Section 9.6 – PROPER USE.

Recreational facilities will be used for the purpose for which they were designed. Picnic areas, equipment, & surrounding areas shall be properly used, & may not be abused, overcrowded, vandalized or operated in such a way as to prevent or interfere with permitted play or use by others. Rules of safety promulgated by nationally recognized organizations regulating play of a game or sport for which a facility is designed will be followed, & where appropriate, customary safety equipment will be worn & used.

##### Section 9.6 – WASHING VEHICLES



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Washing vehicles is prohibited in the Association. The definition of washing a vehicle is using a hose and running water to soap up and wash off. Violations will be fined up to \$50.00 per occurrence after a notice has been sent by the management company.

**Section 9.6 – GRILLS**

Grills should be 15 feet away from the building at all times and should be at ground level.

TENANT COPY

# **FAWN TERRACE RULES & REGULATIONS**

By affixing my signature & date below, I understand the RULES & REGULATIONS of the FAWN TERRACE CONDOMINIUM ASSOCIATION & agree to abide by all terms herein.

I also understand that ANY VIOLATION of the FAWN TERRACE RULES & REGULATIONS that are violated by myself or my guest(s) or animals under my control & cause for the LANDLORD to be FINED by the association, I AGREE TO PAY ALL FINES PRESENTED TO ME within ten (10) calendar days of notice.

Unit # \_\_\_\_\_

Owner of Unit \_\_\_\_\_

Do you live onsite? Y or N

If NO:

Tenant Name \_\_\_\_\_

Tenant Signature \_\_\_\_\_

Owner Signature \_\_\_\_\_

Date \_\_\_\_\_