

KNIGHTSBRIDGE ARMS CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

As residents of Knightsbridge Arms you accepted these rules and bound yourself to their enforcement when you purchased your units. The residents shall, at all times, comply with these rules and regulations and shall see that they are faithfully observed by their families, guests, tenants and licensees. The rules and regulations are intended to assist in preserving a clean and attractive environment, protecting and enhancing the value of the property. They are not designed to unduly restrict or burden the use of the property.

- 1. The sidewalks, walkways, front porches and entry ways (excluding patios and decks) must not be obstructed, encumbered, or used for any purpose other than entering and exiting the premises. Absolutely no carriages, bicycles, shopping carts, trash cans, refuse, furniture, equipment, or any other object of a similar type of nature shall be stored on sidewalks, walkways, front porches or entryways. The personal property of all residents must be stored within their units. Nothing shall be stored in the Common Areas at any time.**
- 2. No linens, clothing, curtains, rugs, mops, laundry, or other articles shall be shaken or hung from or allowed to fall from any of the windows, doors, patios, decks, front porches or entryways, or exposed on the Common Areas; these areas must be kept free of refuse, debris and other unsightly materials. No resident shall sweep or throw any dirt or other substance outside of his unit or on the Common Areas.**
- 3. No signs, advertisements, notices or other lettering shall be exhibited, displayed in windows, inscribed, painted or affixed in, on or upon any part of the Condominium by any resident, except notices of general interest, which may be posted on the bulletin board. Seasonal decorations of a moderate nature are permitted.**
- 4. No parking shall be permitted on lawns, in the roadway, or in fire zones. Cars parked in such areas are subject to towing at the owner's expense. Please educate your guests as to the parking rules. Improperly parked vehicles should be reported on the Managing Agent. All vehicles should be registered with the Managing Agent.**
- 5. No resident shall store unregistered/uninspected or inoperable vehicles, or similar articles or objects within the parking or Common Areas. Such vehicles shall be towed away at the owner's expense. Under no circumstances shall residents or their guests be allowed to repair or change oil in vehicles on the Common Area.**

- 6. No nuisances shall be allowed on the property. All residents shall exercise extreme care to avoid unnecessary noise and at no times are equipment, musical instruments, radios, stereos, or televisions to be so loud as to disturb or annoy other residents. Undue noise or disturbances should be reported to the Managing Agent.**
- 7. Nothing shall be done in any unit or in, on, or to the Common Areas which may impair structural integrity of the property, or which would structurally or stylistically change a building or improvements thereon. Nothing shall be altered or constructed in or removed from the Common Areas. No resident shall allow the installation of wiring for electrical telephone or television use, air conditioning units or other machines, equipment or fixtures which protrude through the walls or roof of any building or is otherwise visible on the exterior of a building except as presently installed or as authorized in writing by the Board.**
- 8. No flammable, combustible, hazardous or explosive fluid, chemical or substance shall be kept in any unit or Common Area except such as are suitable for normal household use. Per order of the Nashua Fire Department, no flammable, combustible, hazardous or explosive fluid, chemical or substance of any kind shall be kept in an individual unit's furnace shed. No gas grills are allowed on the second and third floor. Only 2 ½ lb. Propane tank gas grill is allowed.**
- 9. No unit shall be occupied by more than six (6) people at any one time without the written approval of the Board of Directors.**
- 10. No unit or Common Area shall be used for unlawful or improper purposes. No commercial activity of any kind, including day care and video rental, shall be conducted from a unit.**
- 11. No activity shall be done or maintained in any unit or on the Common Area which will increase the rate of insurance on any unit or the Common Area or result in the cancellation of insurance thereon, unless such activity is first approved in writing by the Board of Directors.**
- 12. NO PETS ARE ALLOWED.**
- 13. All requests for service must go to the Managing Agent. Non-emergency maintenance is performed between the hours of 7:30 AM – 4:00 PM, Monday through Friday.**
- 14. Employees of the Association or Managing Agent shall not be requested or directed to leave the Condominium by any resident at any time for any purpose. No resident shall direct, supervise or in any manner attempt to assert control over the employees of the Managing Agent or the Association.**

15. Interpretation of these rules is the sole discretion of the Board of Directors. Specific complaints of their violation shall be made in writing to Knightsbridge Arms Board of Directors in care of the Managing Agent. If the Board finds the complaint is justified, it shall take whatever action it deems necessary. The complainant shall be notified by the Board as to what action has been taken.
16. These rules may be amended in any way, at any time, by action of the Board of Directors as conditions warrant. Owners shall be notified of any changes made.

**KNIGHTSBRIDGE ARMS CONDOMINIUM ASSOCIATION
ON-SITE OFFICE - (603) 889-5160**

**MANAGEMENT COMPANY
SEQUEL PROPERTY MANAGEMENT**

KNIGHTSBRIDGE ARMS CONDOMINIUM ASSOCIATION
POLICY RESOLUTION V
NOVEMBER 1, 1998

RESTRICTION OF PETS

Whereas, Article III, Section 1 (E) of the Declaration, empowers the Board to adopt and amend rules concerning the condominium, which rules shall be furnished in writing to all owners, and not be violated. Whereas, indiscriminate control of pets by residents occurs in the condominium, now therefore be it resolved that the following rules concerning pets be adopted:

- 1.) No resident of Knightsbridge Arms Condominium, owner or tenant, will be allowed to keep a pet on the property effective January 1, 1999.

This, "No Pet Policy" will be registered at the Hillsborough County Registry of Deeds. It will be available for review by any potential purchaser. Pets include, but not limited to, dogs, cats, large birds, rabbits and other animals.

- 2.) Residents who own pets which reside at Knightsbridge Arms Condominium Association prior to January 1, 1999, will be grandfathered. These pets will be allowed to remain here at Knightsbridge Arms through their natural life.
- 3.) Prior to January 1, 1999, all pets grandfathered, and residing here at Knightsbridge Arms must be registered with the Management Company. This registration must be completed by January 1, 1999, and is to include a picture of the pet.
- 4.) All pets residing here at Knightsbridge Arms are subject to the Control of Pets policy, as adopted by the Board in February 1990.
- 5.) Special exceptions maybe made to this rule at the Board of Directors discretion. These exceptions may include indoor declawed cats, fish, and special animals covered under the Americans With Disabilities Act; i.e., seeing-eye dogs. Requests for special exceptions are to be made to the Board of Directors.
- 6.) Violations of the Pet Policy: Any resident moving a pet into the property will be given 48 hours to remove the pet. At which time, if the pet is not removed a \$100.00 fine will be imposed. At conclusion of an additional 48 hours, if the pet is not removed, the Board will file suit to have the pet removed. All legal fees will be the responsibility of the unit owner.

Approved: Knights Bridge Arms Board of Directors

Attested: [Signature]

Date: November 17, 1998

Signature: [Signature]
George Smith, President
Knightsbridge Arms Condominium Association

NO DOGS/Pet Policy

Article III – Declaration of Condominium (Section 1 E)

NO ANIMALS, LIVESTOCK, POULTRY, OR DOGS,

EXCEPT OTHER HOUSEHOLD PETS

SHALL BE KEPT ANYWHERE WITHIN THE CONDOMINIUM

No resident of Knightsbridge Arms Condominium, owner or tenant, will be allowed to keep a dog on the property.

Any dog residing at Knightsbridge that are covered under the American Disabilities Act such as seeing-eye dogs must be submitted in writing with proper certification to the Board for review and approval.

Violations of the Pet Policy

Any resident moving a pet into the property will be given 48 hours to remove the pet. At which time, if the pet is not removed, the Board will fine unit owners with no exceptions. Any legal fees and other associated fees to correct the violation is the responsibility of the unit owner.

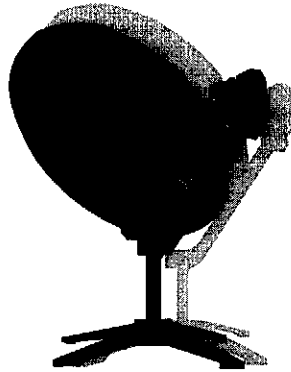
All unit owners are responsible for these warnings and fines. It is important that all unit owners give their tenants a copy of these rules and regulation, for the unit owner is responsible for their actions.

We appreciate your cooperation.

Knightsbridge Arms Condominium,

Board of Directors

Knightsbridge Arms Condominium Association



DECK INSTALLATION

- **MUST BE CONFINED TO THE INSIDE PORCH AREA**
- **CANNOT BE ATTACHED TO THE SIDING**
- **DISH CAN BE ATTACHED TO RAILING**
- **CAN BE PLACE DIN A FREE STANDING BUCKET**

ROOF INSTALLATION

- **NON-PENETRATING ROOF MOUNT ONLY**
- **INSTALLATION MUST BE COMPLETED BY SATELLITE COMPANY AND SEQUEL MAINTENANCE PERSONNEL ONLY.**
- **A FEE OF \$100.00 WILL BE CHARGED TO THE UNIT OWNERS FOR ALL ROOF INSTALLATIONS.**

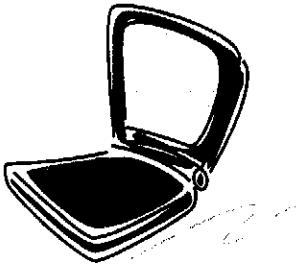
ANY DISH IMPROPERLY INSTALLED WILL BE REMOVED AT THE OWNER'S EXPENSE

Thank you for your cooperation.



Knightsbridge Arms - Recycling News

Visit our website for more up to date meeting results as the board continues to move forward with improvement projects!



REPORTING COMPLAINTS OR BAD BEHAVIOR...

MUST BE DONE IN WRITING OR VIA EMAIL BEFORE ANY ACTION CAN BE TAKEN.

Complaints will be handled anonymously.



For More Information

Contact

Jan Hammond

Property Manager

JHammond@SequelNH.com

603-889-5160

A Message to Unit Owners, Investors and Residents...

Single Stream Recycling Collection Program...

We are pleased to report that several residents at Knightsbridge Arms are recycling however we still have many residents that have not yet come on board with the program. We need everyone's participation for real success and cost savings!

Recycling is easy...

UNBAGGED recyclable items such as paper, cardboard, glass, cans, aluminum, and plastic containers such as:

- ✓ Milk Jugs
- ✓ Water Jugs
- ✓ Detergent Bottles
- ✓ Bleach Bottles
- ✓ Empty Oil Containers
- ✓ Yogurt Cups

NO Garbage, hypodermic needles or sharp objects, vinyl siding, bubble wrap, food, toys, food bags (Ziplock or cling wrap), potato chip bags, tarps, diapers, Styrofoam (expanded polystyrene) containers, packaging, peanuts or meat trays, garden hoses, baby pools, CD's, porcelain, or window glass.

The association can save hundreds of dollars if all residents are mindful in using the recycling dumpsters properly. If the recycling dumpsters are contaminated with green trash bags, and white trash bags filled with household garbage, the association is charged a \$200.00 fine for each dumpster that has 10% contamination levels!

We have three Recycling dumpsters on site. The Recycling dumpsters are located at the end of New Haven, Knightsbridge and Roedean Drive. Each recycling dumpster is clearly marked with a large sign and a bright yellow paint stripe around the dumpster. Larger garbage dumpsters have just been ordered to handle the overflow of household trash. We will also be adding a recycling container in each laundry room for empty detergent bottles, bleach bottles and fabric softeners.

Recycling savings can help the association plan for future improvements such as fencing around the dumpsters. Your participation is key to our success! If you have tenants in your unit please be sure they understand that recycling is a requirement at Knightsbridge.

Visit www.SequelDevelopmentNH.com for more information on recycling.