

**Rules & Regulations
Of
Woodview Townhomes at Woodland Pond Condominium**

These Rules and Regulations are adopted for the benefit of Owners of Condominium Units at the Woodview Townhomes at Woodland Pond Condominium; herein after referred to as “Woodview” . They are intended to contribute to preserving the quality of life at Woodview; allowing all residents to continually enjoy a clean and attractive environment. They are also intended to protect and enhance the value of all properties at Woodview. They are not designed to unduly interfere, restrict or burden Unit Owners or their guests.

All residents and their guests are expected to abide by these rules which are meant to supplement the provisions of the Declaration and By-laws of Woodview.

All Owners, their families, tenants, guests, invitees and licensees are bound by the following:

- a) No decorations, awnings, sun shades or covers, air conditioning equipment, fans, advertisements, signs or posters of any kind shall be affixed to the interior of a Unit, the exterior of a building, or placed, posted in, or on, the Property, so as to be visible from the outside of a Unit, except as authorized by the Board of Directors. This restriction shall not apply to advertisements, signs or posters utilized by the Declarant, or its agents, in selling or renting the Units.
- b) No clothing, laundry, rugs, or other objects shall be hung from any window, or exterior portion of a Unit, otherwise left, or placed in such a way as to be exposed to public view. All refuse and trash shall be placed in locations specifically designated by the Board of Directors, and no garbage, or trash shall be permitted to remain in public view. Trash receptacles must be stored inside one’s Unit, after collected and should not be put out the night before. Gas grills need to be stored in back of one’s Unit at ground level. **Grills of any type cannot be used within 10’ of any building** per state fire regulations.
- c) Two common household pets, e.g. dogs, cats, or birds, may be kept, or maintained by a Unit Owner with the consent of the Board of Directors. Snakes, reptiles, iguanas and the like, are expressly prohibited. No other animals shall be kept, or maintained in a Unit, nor shall common household pets be kept, bred or maintained for commercial purposes.

Dogs are permitted outside of Units **only on a leash and accompanied by an adult physically capable of controlling said dog**. This person shall be responsible for cleaning all droppings from such pet, but primary responsibility remains the Unit owner’s; whether, or not, this animal belongs to the Unit Owner, or Owner’s guests .

All Owners of a Unit where a pet is kept, visiting, or maintained, shall be responsible to adhere to these rules, or may be assessed a fine by the Board of Directors, which can also include monies for damages to Common Areas resulting from said pet. Owners will hold the Association harmless against any such loss or liability.

The Board of Directors may make further provisions, as necessary, in the Rules for the control and regulation of household pets at Woodview.

- d) No nuisance, or any unreasonable source of annoyance shall be allowed within a Unit which would interfere with the peaceful possession, proper use and enjoyment at Woodview by other

Unit Owners, tenants and/or guests. This includes, but is not limited to, playing music, or creating noise in any Unit, Common Area or Limited Common Area.

- e) No Owner, tenant, or guest shall allow, or install themselves, any wiring for electrical, or telephone use, and/or install any exterior lighting, television antenna, satellite dish, air conditioning unit, emergency generator, or any other device which protrudes through the perimeter walls, the roof of any building, or is otherwise visible on, or at, the exterior of a building, without the prior written approval by the Board of Directors. For any such plans, a simple description of the work to be performed and product information is acceptable. The Board will respond within 14 days of receipt.

All electrical devices for the control of insects or other pests are prohibited, in or about the Unit.

- f) Nothing shall be done in, on, or to any Unit, the Common, or Limited Common Areas which may impair the structural integrity of the Unit, or the Property, or which would structurally change a Unit, or building except as provided in the Declaration, or these by Rules. Nothing shall be altered, or constructed in, or removed from, the Common, or Limited Common Areas, except upon the written consent of the Board of Directors.
- g) Owners shall not be entitled to maintain any vehicles within Woodview except as provided herein.

Owners may maintain no more than two (2) **non-commercial** registered vehicles, including automobiles and pickup trucks (not to exceed $\frac{3}{4}$ tons), within their paved driveway and garage situated within such Unit boundaries, or Limited Common Areas immediately adjacent to their garage. No service, repairs or other maintenance shall be performed upon any such vehicles in any Common, or Limited Common Areas.

No motorbikes, motorcycles, mini-bikes, snowmobiles, boats, trailers, campers, or all-terrain vehicles shall be parked, or allowed to remain at Woodview, except in a Unit garage

- h) By order of the Manchester Fire Department, **NO ON-STREET PARKING IS ALLOWED.** Be advised, all Unit Owners will be responsible for all their guests parked illegally as well. Fines will be levied accordingly.
- i) For the purpose of the following rules, "Leasing" shall mean the regular, exclusive occupancy of a unit by a person or family, other than the Owner, for which the Owner receives a consideration, or benefit, including, but not limited to, a fee, service, gratuity, or emolument.

Owners shall be entitled to rent, or lease their Unit, but only to individuals described in the community Declaration. The Board of Directors may adopt rules, subject to Section 2-7-7 of the Declaration and pursuant to Article V, Section 11, to govern the leasing of Units, including, but not limited to, rules requiring prior approval of prospective tenants by the Board of Directors.

At this time, there is no Board approval required.

All leases must be in writing, for a term no less than 6 (six) months, and a copy forwarded to the Board of Directors no later than 14 days from the date of occupancy.

Operating a timesharing, fraction-sharing, or like program, whereby the rights to exclusive use rotates among Participants in the program, on a fixed, or floating time schedule, is prohibited.

No more than a family of 4 persons, or 2 persons unrelated by blood, or marriage, may occupy a rented unit at any time.

Any and all Security Deposits are limited by NH law, up to and including one month's rental fee required by the Unit Owner. All Unit Owners shall also adhere to all NH Laws regarding the rental of their Unit.

Any damages caused by tenants remain the sole responsibility of the Unit Owners; be it internal to the Unit, or to any and all community areas, Clubhouse, pool areas, etc.

All authorizations required by the Board of Directors and by these Rules shall be in writing, signed by an approved signatory of the Board.

- j) No activity shall be affected, or maintained in any Unit, or upon any Common, or Limited Common Areas which would affect an increased cost to Woodview's Master Insurance Policy for any Unit, Common, or Limited Common Areas, or result in the cancellation of said Policy, unless such activity is first approved in writing by the Board of Directors.
- k) No unit waste shall be disposed of, or personal garbage generated in, the Common or Limited Common Areas.
- l) All activities in and use of Units, Common and Limited Common Areas, by owners, their tenants, or guests, shall be pursuant to all current Federal and New Hampshire laws, all ordinances, zoning and governmental regulations, and all applicable Rules adopted by the Board of Directors. Be advised, too, Unit Owners are solely responsible for their tenants and guests as well.

The Common and Limited Common Areas and associated facilities (e.g Clubhouse, Gym, rest rooms, tennis courts, etc.) shall be used solely for the expressed purposes for which they are designed, and only by the owners, tenants and chaperoned guests of the community.

- m) Unless authorized by the Board of Directors, no Owner, tenant or guest shall direct, or engage any employee of Woodview for any private business, nor shall he/she direct, supervise, or in any manner, attempt to assert control over such employee.
- n) Fine Schedule:

The following schedule has been established by the Board of Directors and are intended to contribute to preserving the quality of life in the community; allowing all residents to enjoy their clean and attractive environment. They are also intended to protect and enhance the value of all properties at Woodview. They are not designed to unduly interfere, restrict, or burden, Unit Owners, or their tenants and guests.

1st Violation: Written Warning

2nd Violation: \$50.00

3rd Violation: \$100.00

4th Violation: \$200.00

Subsequent violations may result in legal action for which all costs, legal and otherwise, shall be the responsibility of the Unit owner.

All violations and fines shall be communicated by letter, or email; then will be included in the next monthly Association invoice.

All unit owners have the right to appeal such fines, in writing via a letter to the Board of Directors, or email to woodviewconcerns@gmail.com within 30 days from the date of the

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Notice. Their appeal will be heard at the next scheduled Board of Directors Meeting. Should the Board find in favor of the Unit Owner during the appeal, a credit will be issued in the next monthly Association invoice.