

Rules and Regulations for Longmeadow Association, Inc.

Revised: June, 2005, May, 2006 and September, 2007

The following Rules and Regulations are in support of, not in place of, the Declaration and By-laws of Longmeadow Association. As per the Declaration and By-laws, the Board of Directors "Shall make such rules and regulations as may be required to carry out the intent of the Declaration and By-laws including establishing such fines, levies or assessments as deemed appropriate to enforce these rules and regulations and the Declaration and By-laws of this Association."

SECTION I - EXTERIOR/INTERIOR USAGE

- A. Each unit owner shall be obligated to maintain his/her own unit and keep it in good order and repair.
- B. No unit owner shall or cause to have the exterior of the building in which his/her unit is located painted, altered, added to or otherwise changed in appearance without the written permission of the Board of Directors.
- C. No unit owner shall affix grillwork or wrought iron railings nor shall she/he install awnings of any kind; i.e., cloth, vinyl, steel, aluminum, except with written approval of the Board of Directors. No window air conditioning units are allowed. Decorative plaques are not allowed. Garden accessories are allowed within reason and if kept in good condition.
- D. Unit owner may install aluminum storm/screen doors on either or both front and rear entrances. However, the style of the door must be in accordance with the styles selected by the Board of Directors.
- E. Unit owners may attach flag pole brackets to wood sections on exterior of building. Under no circumstances are flag pole brackets or any other accessories to be mounted on masonry and/or the vinyl siding portion of the building. Any damage as a result of the above will be repaired by the Association and charged to the unit owner.
- F. No patios or front porches shall be used for storage of household objects, unwanted household goods or any unsightly objects. Back patios may be used for temporary storage of bicycles and portable grilles if items are kept in good condition.
- G. Unit owners are expected to promptly report any defect in buildings or grounds to the Longmeadow Association office or its agent. All personal complaints or grievances must be in writing.
- H. In regard to household pets, "nuisance," as used in Article 9(e) of the Declaration, can be broadly defined as barking, howling, whining within or without the unit, digging or soiling property common to the community or menacing in any way the safety and well being of others. Connecticut State Statute and City of Milford Ordinance prohibit dogs running free and unleashed. Unleashed dogs should be reported to the Milford Police or Animal Shelter.
- I. Animals are not to be tied or fastened outside. All owners shall clean up after their pets. No animals are allowed in the playground. If sitting/standing outside on either the front porch or back patio with a dog(s), the dog(s) must be kept within the confines of said porch or patio, on a leash held by a person; the dog(s) must be under control at ALL times. Unit owners are responsible for ensuring that the residents and guests of their unit follow the Longmeadow rules and regulations. The unit owner is liable for any fines for any violation or violations caused by any resident or guest of their unit. Fines will be assessed (see "Fines Established, May 2000") for violations of this section. Adopted on September 18, 2007 at the Meeting of the Board of Directors.
- J. No outside solicitors, peddlers, house-to-house salesmen or person(s) engaged in making private non-public surveys shall be permitted within the confines of Longmeadow except that they be invited by a unit owner to display and sell wares as normally done at plastic parties, etc., in which case the displaying and selling shall be in that unit to which the invitation has been extended. A copy of this regulation will be forwarded to the Police Chief of the Milford Police Department.
- K. The dumping of foreign substances, such as alcohol, or hazardous material, such as motor oil or automobile transmission fluid, is strictly prohibited on Longmeadow property.

SECTION II - COMMON CHARGES

- A. All common charges shall be due and payable as of the first day of each current month. Common charge payments made in person or postmarked later than the tenth of the month will be considered delinquent. The account then will be subject to assessment on the basis of \$15.00 per month for each month past due, payable as part of the common charge. Accounts delinquent beyond two (2) months will have foreclosure action levied against the unit owner(s). All costs involved will be chargeable to the unit owner against whom the proceedings were generated.

SECTION III- GROUNDS

- A. Home owners may, at their own expense, plant flowers within the confines of that area in front of or in back of their respective units where there is no existing or planned lawn area. However, only flowers and plantings of variation approved by the Board of Directors shall be allowed. Unit owners planting flowers must maintain these flowers and the total plant bed in which they were planted. Special permission may be given for other flower gardens depending on the circumstances/location of the proposed garden. Under no circumstances are trees to be planted by any unit owner.
- B. Bicycles, toys, lawn furniture or any other personal articles shall not be left on sidewalks or grass areas. Riding of bicycles, skateboards, mopeds, motorcycles, or any other vehicle on grass areas or sidewalks is prohibited.
- C. Snow and ice shall be removed from respective patios, by the unit owner, as promptly as weather conditions permit. Under no condition shall salt or salt compounds be used to remove snow or ice from concrete porches or patios.
- D. There will be no ball playing of any kind by adults or children, residents or guests, in the common areas. All ball playing is to take place in the playground area.
- E. The willful destruction of condominium property including but not limited to fences, bushes, and trees, is not allowed. The cost of repairs to damaged property will be the responsibility of the offending resident, or, in the case of destruction by a guest, the unit owner with whom the guest is visiting.
- F. No dismantling of or major repair work to vehicles of any kind will be allowed.

SECTION IV - PARKING

- A. General Application. No motor vehicle (including private passenger automobiles, non-commercial and light trucks or motorcycles/mopeds) shall be parked upon any area of the condominium property except in a parking space provided under these regulations. All vehicles parked on the condominium property shall be parked with the forward end of the vehicle facing the curb. Handicapped parking spaces will be assigned upon request and verification of need.
- B. Resident Parking. Each unit shall be assigned one (1) parking space and such space shall be clearly numbered. Such space shall be used for vehicular parking purposes only by the unit owner(s) or their designee. Unit owners possessing more than one (1) vehicle shall park the same in an area designated by the Board for excess resident parking and/or visitor parking.
- C. Private vehicles, not legally registered or road-worthy, shall be considered dead storage and must be removed within 30 days of notice.
- D. No recreational or commercial vehicles shall be parked or stored in common areas including but not limited to boats, trailers, mobile homes, campers, boat trailers. No vehicles may bear commercial signs or plates, except for those providing a service within Longmeadow.
- E. No commercial vehicles, including but not limited to trucks with more than 4 wheels or commercial attachments, i.e., ladder racks, snow plows, etc., shall be parked or stored in common areas at any time.
- F. Vehicles shall not be parked on or parallel to sidewalks, on lawns, or on islands.

- G. Noisy operation of engines and speeds greater than ten miles per hour are prohibited. Speed limits shall be posted.
- H. Violations of above shall be subject to fines or other impositions as determined by the Board of Directors.
- I. License to Operate Required. No person shall operate a motor vehicle upon the condominium property unless licensed to do so by an appropriate motor vehicle authority.
- J. Statutory Penalties. Upon adoption of speed and use regulations by the Board, pursuant to Title 14 of the Connecticut General Statutes, vehicular operation inconsistent with these regulations and the applicable statutory provisions shall be reported by the Board, or its agents, to the Milford Police Department.
- K. Use and Operation. No person shall operate a motor vehicle upon the condominium property except in a safe and careful fashion, and further, such operation shall comply with any and all posted speed and use limits and parking regulations.

SECTION V - POOL REGULATIONS (Revised May 2006)

SECTION I – POOL HOURS

POOL HOURS:

3:00 P.M. - 7:00 P.M. (while school is in session, until summer recess.)

11:00 A.M. - 7:00 P.M. (staff present, all ages, following the end of the school-year)

SECTION II – RULES AND REGULATIONS

1. No diving or jumping is permitted at any time.
2. To swim in the big pool alone, a person must be 4 feet tall. Anyone under 4 feet tall must be accompanied in the water by an adult.
3. Flotation devices that aid swimming or swimming instruction ARE allowed, provided that they meet state and federal regulations for swimming pools.
4. Any child swimming with a flotation device must be accompanied in the water and supervised by an adult.
5. Rafts and other non-swimming aid flotation devices are permitted in the pool at the discretion of the pool staff. These items must be removed upon request.
6. Food may NOT be brought into the fenced pool area. All food must remain outside of the fenced pool area and all containers, crumbs and leftovers must be promptly picked up and disposed of. Anyone leaving a mess will not be allowed to bring food again.
7. Non-alcoholic beverages in plastic non-breakable containers are allowed within the pool fence enclosure, but not in the water. **NO GLASS IS ALLOWED AT ANY TIME.**
8. **NO ALCOHOL IS ALLOWED AT ANY TIME.**
9. The pool staff may restrict the types of beverages allowed based on circumstances (such as if there are insects or for other reasons).
10. Horseplay, teasing, dunking, running or other disruptive physical activity is not allowed in the pool area.
11. Ball-playing, other pool games, toys, etc. are allowed at the discretion of the pool staff.
12. Unaccompanied children under the age of 8 are not allowed in ANY pool area.
13. Abuse or misuse of the pool facilities or equipment will be repaired or replaced and billed, along with applicable fees, to the offender or offenders, pursuant to Section III E of Rules and Regulations for Longmeadow Association, Inc. (rev 8/99).
14. First aid supplies may be obtained from the pool staff. All injuries, however slight, should be reported to the pool staff immediately.
15. All persons using the pool or pool area do so at their own risk and sole responsibility.
16. Animals are not permitted in the pool area. Guide dogs for the blind will be admitted to the pool area, but shall not enter either pool and must be leashed.
17. Bicycles, scooters, skateboards, etc. are not allowed in the pool area. A bicycle rack is provided outside the pool area. Do not leave bikes, etc. on the lawn.
18. Playpens are not allowed in the pool area.
19. Each person MUST take a shower before entering the pool.
20. No horseplay or roughhousing of any kind is allowed in the baby pool.
21. Children over the age of four are not permitted in the baby pool unless they are with an adult or are over the age of twelve and watching smaller siblings.
22. Children are not permitted to invite guests unless the intended guest is accompanied to the pool area by a resident parent.
23. Children who are not toilet-trained are ONLY allowed in the pool if they are wearing approved soil- and water-proof garments.
24. Dirty diapers should be changed outside of the pool area or clubhouse. All dirty diapers should be placed in the large trash dumpsters, not the pool garbage can.

25. Anyone with a contagious disease -- pinkeye, impetigo, strep throat, mono, etc. -- will not be allowed to swim in the pool. Anyone with an open cut or bandages on an open cut will not be allowed in the water.

SECTION III – POOL STAFF

The pool staff has full and complete responsibility of interpreting and enforcing the rules and regulations. Any infraction of these shall be brought to the attention of the persons involved. Persistent or complete disregard of these rules may mean loss of all pool privileges at the discretion of the pool staff. The Board of Directors will give its attention to any disagreements which are put in writing.

SECTION IV - GUESTS

Residents sponsoring guests must take into consideration the right of Longmeadow residents to enjoy the pool without interference or abuse from any invited guest. In general, and particularly in the case of clubhouse rentals, residents are limited to no more than five guests at a time. Depending on pool usage, the pool staff may further limit the number of guests allowed into the pool. Residents must notify the pool staff in advance of any guests. Residents **MUST** be on the property in order for guests to use the pool.

SECTION V - ENFORCEMENT

The pool staff has the responsibility for maintaining decorum and adherence to the rules and regulations by all users of the pool, including residents, owners and guests. He/she shall have the right to caution or otherwise request that the offenders desist. The pool staff may take away pool privileges for a specified length of time and report all details to the Board of Directors.

It will be the responsibility of each resident to see that these rules are followed and, if necessary, assist the pool staff in seeking compliance should such an occasion occur.

NOTE: OBSERVANCE OF SOMEONE ELSE NOT COMPLYING WITH A STATED RULE IS NOT A REASON OR SATISFACTORY EXPLANATION FOR COMMITTING THE SAME OFFENSE; IN FACT IT IS YOUR RESPONSIBILITY TO HAVE THE FIRST OFFENSE CORRECTED.

SECTION VI – CHANGE OF AMENDMENTS

No change to these rules is valid unless approved by the Board of Directors and distributed to all unit owners.

SECTION VII – RESIDENTS USE OF THE POOL

Subject to the schedule in Section I: permanent residents have full use of the pool facilities. Residents may be required to identify themselves upon entering the pool area.

**Longmeadow Condominium Association
Garden Rules and Regulations
April 2003**

FRONT GARDENS:

Shrubbery:

1. Planting of any shrubbery is NOT allowed except by written approval of the Board.

Edging:

1. Edging may only have the look of stone or brick. The edging materials may be made of stone, brick, plastic or concrete.
2. Edging may NOT stick above the ground more than 6 inches.
3. Edging must be of neutral colors such as terra cotta, natural stone, brick or green.
4. All edging must conform to the original dimension of the front garden area. Residents may NOT increase the garden area without written permission from the Longmeadow Board of Directors.
5. Wire edging, fancy plastic or picket fencing, etc., is NOT allowed.

Mulching:

1. All mulch must be of natural brown coloration (i.e. Natural Cedar).
2. NO gravel, rocks or stones.

Trellises/Arbors:

1. Trellises or arbors are NOT allowed.

Shepherd Hooks:

1. A maximum of 2 removable shepherd hooks will be allowed.

Solar Lights:

1. Low intensity solar lights are acceptable with no more than 4 lights per unit. Lights must be placed inside garden perimeter only. Those placed along unit walkways or in lawn area will NOT be permitted and WILL be removed.
2. Only white or clear bulbs or lens will be allowed.
3. No permanent garden lights (hard wired).

Wind Chimes:

1. One (1) wind chime is permitted.

Windsocks:

1. One (1) windsock per unit on porches only.

Flowers:

1. Early spring bulbs or rhizomes (such as crocus, tulips, iris) will be allowed.
2. Small, colorful annual flowers (such as geraniums, impatiens, etc.) may be planted.
3. NO large flowers (such as sunflowers or hollyhocks, etc.)
4. All summer and fall annuals must be removed by November 1st.

NOT ALLOWED:

1. *Statuary of any kind.*
2. *Garden flags.*
3. *Artificial flowers.*
4. *Large pots or urns exceeding 12" in diameter/square.*
5. *No planters on sidewalks or lawn areas.*
6. *Nothing is to hang from any tree (i.e., windsocks, plants, etc.)*
7. *Residents are not allowed to use any chemicals other than a standard fertilizer in front or rear gardens (i.e., no mothballs, etc.).*
8. *Recycle bins are NOT to be stored in the front of the unit.*

BACK GARDENS:

Much more latitude is allowed in the back gardens. We ask that you be as considerate of your neighbors as you would want them to be to you.

Please be aware: Items placed in the rear of all units are placed at your own risk. Should maintenance be necessary, items may need to be removed at your expense.

FINES - ESTABLISHED MAY, 2000

Revised September 18, 2007

The following is a list of fines and penalties for violating the rules and regulations of Longmeadow Condominium Association, Inc. as adopted by the Board of Directors on May 23, 2000. All fines will be attached to your unit account. In the case of renters, any fine will be attached to the account of the unit owner. Anyone who wishes to report an infraction must do so in writing to the Board of Directors.

1. If patios contain objects restricted by the rules and regulations of Longmeadow, the unit owner will be given written notice and a 10-day (calendar) time period to remove the offending items. If the owner does not comply, there will be a fine of \$10.00 (ten dollars) per day until the patio meets regulation standards. If the patio becomes a safety issue (blocking a means of egress) the proper authorities will be contacted.
2. Tying a dog(s) outside units is prohibited, and unless walking the dogs(s), allowing dogs to be off the porch or patio area while sitting/standing with said dog(s) is prohibited. One (1) notice will be delivered as a warning. The 1st offense after the warning is delivered will result in a \$50.00 (fifty dollars) fine, the 2nd offense will result in a \$100.00 (one hundred dollars) fine, and the 3rd and further offenses will each result in a \$200.00 (two hundred dollars) fine. All fines shall be levied against the owner of the unit. All tenants of a unit will be made aware that a warning has been given or fine(s) has been levied. . Adopted on September 18, 2007 at the Meeting of the Board of Directors.
3. There will be a \$20.00 (twenty dollars) fine for owners/residents failing to clean up after their dog(s).
4. If a vehicle is parked in a fire lane the police will be notified, there will be a ticket issued, and any towing fees will be the responsibility of the owner of the vehicle.
5. Any vehicle that is not legally registered and drivable is considered dead storage and will be tagged with a red sticker on the windshield. The owner will then have 15 days to remove the vehicle or it will be towed, and the owner will be responsible for the towing and storage fees.
6. Any person parking his or her vehicle in any area other than parking space (i.e., blocking dumpsters) will be fined \$10.00 (ten dollars)
7. Any unit residents causing excessive noise after 10 p.m. can be reported to the police by the person(s) disturbed. City regulations should be followed.
8. Anyone destroying condominium property will be charged the cost of the repairs. In the case of minors, parent(s) will be held responsible for the damage done.