

WATCH HILL HOMEOWNERS ASSOCIATION

RULES & REGULATIONS

Revised May 22, 2010

- 1. Each unit may be used and occupied for residential purposes only.**
- 2. No animals of any kind shall be raised, bred, or kept on the property, except that dogs, cats or other household pets may be kept, subject to rules and regulations from time to time adopted and amended by the Association.**
- 3. No unsightly object or nuisances shall be erected, placed or permitted to remain on the premises, nor shall the premises be used in any way or for any purpose which may endanger the health or unreasonably disturb the Owner of any condominium unit or any occupant.**
- 4. It is recommended that all window coverings be white-backed to maintain a uniform appearance from outside the buildings.**
- 5. No nuisances shall be allowed in the project, nor any use or practice which is the source of annoyance to occupants or which interferes with the peaceful enjoyment or possession and proper use of the property by its occupants. All parts of the property shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage shall be allowed to accumulate nor any fire hazard to exist. No owner shall permit any use of his unit or make use of the Common Elements which will increase the rate of insurance upon the project.**
- 6. No immoral, improper, offensive, or unlawful use shall be permitted or made of a unit or any part thereof. All valid laws, ordinances, and regulations of all governmental bodies having jurisdiction shall be observed**
- 7. No signs, billboards, posterboards, or advertising structure of any kind shall be erected or maintained for any purpose whatsoever except such things as have been approved by the Board of Managers pursuant to its regulations. Any signs which are permitted under these restrictions shall be erected or maintained on the property only with the prior written approval of the Board of Managers, which approval shall be given only if such signs shall be of attractive design and shall be as small a size as practical and shall be placed as directed by the Board of Managers.**
- 8. No lights shall be emitted from any unit which are unreasonably bright or cause unreasonable glare; no sound shall be emitted from any unit which is unreasonably loud or annoying; and no odor shall be emitted from any unit which is noxious or offensive to others.**
- 9. No fences, walls, or other barriers shall be permitted except with the written consent of the Board of Managers.**

- 10. No commercial type vehicles, campers, trailers, boats, recreational vehicles and no trucks over 3/4 ton shall be stored or parked on the common elements nor shall they be parked on any common driveway except while engaged in transport to or from a building, except as may be approved by the Association.**
- 11. Abandoned or inoperable automobiles or vehicles of any kind shall not be restored or parked on any portion of the project. An "abandoned or inoperable vehicle" shall be defined as any vehicle which has not been driven under its own propulsion for a period of three (3) weeks or longer; provided however, this shall not include vehicles parked by owners while on vacation. A written notice describing the "abandoned or inoperable vehicle" and requesting removal thereof may be personally served upon the owner or posted on the unused vehicle and if such vehicle has not been removed within seventy-two (72) hours thereafter, the Association shall have the right to remove the same without liability to it, and the expense thereof shall be charged against the owner. If such owner shall be a member of the Association, the cost thereof shall be added to his next assessment due.**
- 12. Exterior use of common element electricity is not allowed, and no external electrical cord will be allowed in the common area except as necessary for maintenance of the common area. Vehicles cannot be plugged into any common area electrical element.**
- 13. Without the prior written approval of the Association through its Board of Managers, no new exterior television, radio or other communications antennas or aerials of any type shall be placed, allowed or maintained on any portion of the common elements of the project.**
- 14. All charcoal grills are prohibited.**
- 15. In addition to the above restrictions and obligations each owner acknowledges and agrees to abide by the terms and the Articles of Incorporation and By-laws of the Watch Hill at Wildercrest Condominium Association.**
- 16. Additional and supplemental rules and regulations may be adopted by the Board of Managers concerning and governing the use of the general limited common elements; provided, however, that such rules and regulations shall be furnished to owners prior to the time that they become effective and that such rules and regulations shall be uniform and non-discriminatory except to the extent the Board has discretionary rights specifically given to it in this Declaration.**
- 17. Penalty schedule for violations of the Rules and Regulations. (Note - all fines are assessed against the owner(s):**
 - First offense – Written warning notice**
 - Second offense – Written warning notice and \$50.00 fine**
 - Third offense and each additional offense - Written warning notice and \$100.00 fine**