



SAVIN ROCK CONDOMINIUM ASSOCIATION, INC.

**RULES & REGULATIONS
HANDBOOK**

VERSION 2001 ADOPTED JUNE 25, 2001
SavinRock Condominium Association, Inc.,
Board of Directors

**SAVIN ROCK CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS
MARCH 1, 1998
REV. JUNE 25, 2001**

Attention: All Unit Owners and Residents of West Walk

Following is a list of some of the more significant Rules, Regulations and By-Laws ("SRCA Rules") of Savin Rock Condominium Association ("SRCA"). Each SRCA unit owner ("Unit Owner") should review the SRCA Rules carefully. The SRCA Rules are intended to protect the right of each Unit Owner and each resident occupant of Unit Owner's unit (each, a "Resident" and together, the "Residents") to live at SRCA in safety and in peaceful coexistence with all other Residents and to otherwise protect and maintain SRCA as established and/or contemplated by its Declaration and By-Laws.

Each Unit Owner will be held responsible for any violation of the SRCA Rules that the Resident, Servants, Invitees and Licensees may commit. It is each Unit Owner's responsibility to provide Residents of Unit Owner's unit ("Unit") with a copy of the SRCA rules and to ensure compliance with the SRCA Rules. Each Unit Owner who rents his or her Unit must provide to the Property Manager each Resident lessee's signed acknowledgement that the Resident lessee has received a copy of the SRCA Rules and agrees to comply with the Rules. PLEASE NOTE: Each Unit Owner shall be required to indemnify and hold SRCA and the SRCA Board harmless from and against any costs or liabilities which result from violations of the SRCA Rules by Unit Owner, Unit Owner's Residents, and their respective servants, invitees and licensees.

The SRCA Board has the right to levy fines for violations of the SRCA Rules. Under the current SRCA By-Laws the SRCA Board may impose fines of up to \$20.00 per day for each day a violation occurs and is continuing. Each day that a violation continues shall be considered as a separate violation. The SRCA Board is empowered to enforce collection of fines levied against Unit Owners in the same manner as it may enforce collection of common charges.

The SRCA Board is empowered to make such other rules and regulations as may be necessary to carry out the intent of the SRCA Rules and to amend the SRCA Rules from time to time upon notice to Unit Owners. Unit Owners should note that the SRCA Rules set forth below are NOT all inclusive and that rules and regulations previously noticed to Unit Owners which are not addressed below continue to remain in effect. Unit Owners and Residents should use common sense when determining when and if a particular activity is a violation of the SRCA Rules. When in doubt, Unit Owners and/or Residents should call the Property Manager with any questions or concerns.

1. Each Unit shall be occupied by a single family, its servants and guests as a residence and for no other purpose, except that Units may be used for professional office use as provided for under the zoning regulations of the City of West Haven and under the terms and conditions stated therein.

2. There shall be no obstruction of the SRCA common areas ("Common Areas") nor shall anything be stored in the Common Areas without the prior written consent of the SRCA Board, except as hereinafter expressly provided. Unit Owners shall maintain their own Units and keep their Units in good repair. E.g., there shall not be stored in the Common Areas any of the following: boats, bikes, toys, animal cages, tools, construction material, appliances, screen windows or doors, surf boards, sails, camping gear, unused furniture, household appliances, garbage containers or boxes.

3. Nothing shall be done or kept in any Unit or the Common Areas which will or could cause and increase in the rate of insurance of any of the buildings of SRCA (each, a "Building"; together, the "Buildings") or the contents thereof beyond the rates applicable for residential units without the prior written consent of the SRCA Board. No Unit Owner or Resident shall permit anything to be done or kept in Unit Owner's Unit or in the Common Areas which may result in the cancellation of insurance on any Building or the contents thereof or which may be in violation of any law. No waste shall be committed in the Common Areas.

4. Except as expressly permitted in these SRCA Rules, Unit Owners and Residents shall not cause or permit (i) anything to be hung or displayed on the outside of a Unit's or a Building's window, or placed on the exterior walls or doors of any Unit or Building, or from decks, or in the Common areas, or (ii) any sign, awning, canopy, shutter, radio or television antennas to be affixed to or placed upon the exterior walls, doors or roofs of any Unit or Building or any part thereof, without the prior written consent of the SRCA Board. Notwithstanding the foregoing: (a) "For Sale" signs or permitted only on the inside windows of Units; (b) "Open House signs not exceeding five square feet may be placed (i) at the entrance at Campbell Avenue, (ii) outside the Unit which is for sale, and (iii) on the beach end of the parking areas. (c) "Holiday Decorations" as deemed appropriate by the SRCA Board, may be hung or placed on the window or door of a Unit provided as determined by the SRCA Board; (d) "Security Protection Decals" issued by a security protection company may be placed on the inside of a Unit's windows.

5. No immoral, improper, offensive or unlawful use may be made of any Unit, Building or Common Area. Unit Owners and Residents shall comply 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 West Haven and will indemnify and hold SRCA, other Unit Owners and other Residents harmless from and against all fines, penalties, costs and prosecutions for the violation thereof or the noncompliance therewith.

6. No noisy, noxious or offensive activities shall be carried on in any Unit or in the Common areas 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 Residents. Violations of this SRCA Rule include the following: (a) Drinking of alcoholic beverages by minors or illegal drug use in the Common areas (including decks and patios); (b) Playing of stereos, radios, televisions and musical instruments, use of washers or dryers or the use of a Spa or Hot Tub in Units, and entertaining or playing in Common areas (including decks and patios), in each case in a manner which may unreasonably interfere with the rights, comfort and convenience of other Units Owners or Residents or cause them unreasonable disturbance; (c) Use at any time in the Common areas (including decks and patios) of swimming or kiddie pools, slides, swings, B.B. guns, sling shots, bows and arrows, and "Big Wheels"; (d) Sports activities, such as playing ball of any kind, are not permitted in the courtyards or parking lots, for example e.g., volley-ball, badminton, roller blade (street hockey) etc.; (e) Hanging wind chimes outdoors; (f) Such loud, noxious or offensive behavior, whether within or outside a Unit as may be deemed to be a violation of an ordinance or regulation of the City of West Haven.

7. Nothing shall be done to the interior or exterior of any Unit or on or in the Common areas, which will impair the structural integrity of any Unit, Building or Common Area or which will structurally change any Building or Common Area. Changes include exterior decorations, paintings, construction of patios or walkways, exterior lighting or other fixtures and displays that are not expressly permitted by the SRCA Board.

8. No clothes, sheets, blankets, towels or laundry of any kind or any other articles may be hung out or exposed on any part of the Common Areas or on any patio furniture. The Common Areas shall be kept free and clear of rubbish, debris and other unsightly material and items.

9. No industry, business, trade, occupation or profession of any kind, be it commercial, religious, educational or otherwise, may be conducted, maintained or permitted in any Units, Buildings and Common areas ("SRCA Property"). No trailers, boats, campers or commercial vehicles may be parked on any SRCA Property, except those vehicles temporarily on SRCA Property for purposes of servicing the Property itself or one of the Units. No use or practice shall be permitted on SRCA Property which is a source of annoyance to Unit Owners or Residents or which interferes with the peaceful possession and proper use of the SRCA Property by Unit Owners and Residents. All valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed.

10. Draperies, blinds or curtains must be installed by each Unit Owner or Resident on all windows of a Unit and must be maintained in said windows at all times.

* erised 11. PETS: Residents are permitted to keep only one domesticated and properly licensed dog or domestic cat. All Pets may not be kept, bred or maintained for any commercial purposes. No livestock, rabbits, rodents, snakes, fowl or poultry of any kind shall be bred, raised, or kept in any Unit or in the Common Areas. Dogs and cats must be leashed whenever on Common Property. Dog and cat droppings must be cleaned up immediately. Cat litter must be disposed of in a tied plastic bag and not be disposed of in the toilet or SRCA sewer system. Pets may not be tied up outside unless the pet owner is present and outside with the pet at the same time. Outside feeding of pets is NOT allowed. Pets are not permitted in the pool area or on the beach. No pet may create a nuisance or unreasonable disturbance, noise, or damage to Common Areas or to property or limited common areas of other Residents or Unit Owners. Unit Owners shall be responsible for any damage caused by their or their Residents' pets. Failure to observe this SRCA Rule may result in removal of the pet and revocation of Unit Owner's and/or Resident's privileges.

12. CHILDREN: For their safety, children are not permitted to play in SRCA parking lots or unsupervised in the pool area. Sports activities, such as playing ball of any kind, are not permitted in the courtyards or parking lots. Use of "Big Wheels" is limited to the boardwalk only.

13. Bicycle riding, and skate boarding are not permitted on SRCA Property. Rollerblading on the property is only permitted for the most expedient route for entry and exit of your Unit, to and from the property.

14. TRASH: Unit Owners and Residents shall keep their Units, limited common areas and Common Areas which they utilize in a good state of order and repair. Household trash must be placed in tied plastic bags. Household trash pickup days are presently Tuesday and Friday. Arrangements for removal of large objects, e.g., mattresses, furniture or bulk trash, must be made through the Property Manager. Large objects may not be left next to dumpsters unless such arrangements have been made. Recycling pickup is currently done on Monday. Blue recycling bins should be placed outside by 6:00 A.M. on pickup days. Ordinances and rules of the City of West Haven for recycling are mandatory for all town residents. Violation of recycling regulations may involve City imposed penalties for Residents, SRCA and the recycling hauler, for which Unit Owner will be held responsible.

15. BIRD FEEDERS: No bird feeders are permitted on SRCA Property. Also, Residents shall not throw bird food or other foods on SRCA Property for animals or birds to eat. This type of activity attracts mice, rats, raccoons and other unwanted animals.

11. PETS: Residents are permitted to keep only one domesticated and properly licensed dog or domestic cat. Pets may not be kept, bred or maintained for any commercial purposes. **No** livestock, rabbits, rodents, snakes, fowl or poultry of any kind shall be bred, raised, or kept in any Unit or in the Common Areas. Dogs and cats must be leashed whenever on Common Property. Dog and cat droppings must be cleaned up immediately. Cat litter must be disposed of in a tied plastic bag and not be disposed of in the toilet or SRCA sewer system. Pets may not be tied up outside unless the pet owner is present and outside with the pet at the same time. Outside feeding of pets is NOT allowed. Pets are not permitted in the pool area or on the beach. No pet may create a nuisance or unreasonable disturbance, noise, or damage to Common Areas or to property or limited common areas of other Residents or Unit Owners. Unit Owners shall be responsible for any damage caused by their or their Residents' pets. Failure to observe this SRCA Rule may result in removal of the pet and revocation of Unit Owner's and/or Resident's privileges.

16. **STORM DOORS AND SCREENS:** Only white storm doors and/or screens are permitted to be installed at the Units. Unit Owners are responsible for the upkeep and appearance of such doors, including screens and windows. If the storm door causes damage to the door frame/jam in any way, the Unit Owner is responsible for the repairs to the frame/jam. If the door is showing rust, the Unit Owner must repair, replace or remove it.

17. **ADDITIONAL AIR CONDITIONERS:** Additional air conditioners (A/C) may be installed, at the Unit Owner's expense and risk, with the prior written approval and subject to the conditions established by the SRCA Board. A/C exterior covers are the responsibility of the Unit Owner. Any exterior cover placed on an A/C unit must be the same color as the Hardi-Plank siding currently on the Buildings.

18. **USE OF PATIOS, DECKS, BALCONIES:** Shrubs and potted plants on decks, patios and balconies may not impede the view of other Residents. Waterproof containers must be used for all potted plants. Residents must keep patios, decks, balconies and the walkway leading to the patios, decks and balconies free of debris, leaves, weeds, grass, hoses, snow and ice. No objects, including shrubs, potted plants or trees, may be placed around the perimeter of patios or on decks and balconies, so as to create a barrier to entry to those areas or which have a height greater than three feet.

19. **FLAGS:** Only U.S. flags may be displayed on SRCA Property. However, prior written approval from the SRCA Board is required before anything is attached to any part of any Building.

20. **HEATING FOR UNITS:** State Law prohibits the use of kerosene heaters in condominiums. Quartz and electric heaters pose potential dangers and should be used with extreme caution. Installation of wood burning or pellet stoves in any unit is prohibited. Unit temperatures shall be maintained at 62 degrees Fahrenheit at all times to avoid freezing pipes.

21. **WINDOWS:** Interior framing including glass, locks, crank out handles, are the sole responsibility of the Unit Owner.

22. **BOATS:** All boats (including wind surfers and surf boards, which cannot be stored in Unit Owner's shed or Unit) shall be stored on the beach and must be registered with the Property Manager. Only Residents are allowed to store boats. Boats must be elevated at least 18 inches off the ground to prevent unwanted pests. Masts must be tied down and secured to the boats or stored off SRCA Property. Masts are not allowed to be hung or stored in any other Common Areas. This is for insurance liability reasons. Permission to store a boat shall be granted on a first come, first served basis. Boats shall not obstruct Residents' view of or otherwise interfere with Residents' enjoyment of the beach. Boat storage shall be at the boat owner's risk and expense. Boat owners shall ensure that boats are secured during severe inclement weather.

23. **HOT WATER HEATERS:** Unit Owners are responsible for any damage to any Unit caused by a leak from a hot water heater in their Units. Unit Owners are also responsible for replacing Hot Water Heaters before the warranty expires.

24. **WATER BEDS:** Unit Owners are responsible for any damage to any Unit caused by a leak from a waterbed in their Unit.

25. **WASHING MACHINES AND DRYERS:** Unit Owners with a washing machine or dryer in their Unit are responsible and liable for the proper installation, maintenance and operation of the washing machine and/or dryer and any resulting damage to any Unit.

26. **RENTAL OF UNIT:** No Unit shall be leased or rented for a period of less than one year. Also, no Unit shall be leased until ownership of at least one year is established. Unit owner must provide property Management Company with a copy of the lease and a current certificate of Insurance showing both property and liability coverage *.

27. **MOTOR VEHICLES; PARKING:** The following rules shall apply to all areas of SRCA Property: (a) No parking in fire lanes, yellow curb or 'NO PARKING' areas; (b) No speeding or dangerous driving within SRCA Property; (c) No double parking; (d) No motorcycles or mopeds parked in unnumbered spaces; (e) No blocking of dumpsters; (f) No parking of trailers, boats, campers, full size vans, mobile homes, vehicles carrying signs advertising a business or municipality, jet skis or commercial vehicles; (g) No car repairs allowing in the parking areas; (h) No motorized vehicles are allowed on the sidewalks or promenade; (i) No long term parking/storage in unnumbered spaces; (j) All vehicles must be parked front end in; (k) Vehicles must be parked in proper spaces; (l) Vehicles must have current legal registration; (m) Vehicles must be parked within designated lines; (n) Residents shall not disturb the peace by unnecessary horn blowing, a faulty muffler system, gunning the engine, stereo playing too loud or other noise conditions that would bother other Residents; (o) Residents should not warm up engines for extended periods while parked in front of Units in consideration of other Residents; (p) Vehicles shall not stain pavement with oil or antifreeze leaks; (g) Each Unit is limited to two vehicles; (r) Vehicles which are not operational or properly equipped for travel on public roads or highways may not be parked on the property. Violations of this SCRA Rule may result in towing of vehicle at the owner's risk and expense and/or Unit Owner will be fined for each day any of the above Violations go uncorrected.

28. **OUTDOOR CARPETING:** Indoor/outdoor carpeting may not be put on patios or entranceways

29. **OUTDOOR GRILLS:** Outdoor grills of any kind are strictly prohibited from being kept or used on the balconies per order of the West Haven Fire Marshall. Outdoor grills when used must be at least three feet away from the side of any building to prevent heat or fire damage to the exterior of and Unit. Outdoor grills may not be stored under any overhang to any Unit.

30. **BASEMENT STORAGE:** Nothing of a hazardous nature may be stored in the basements of the three high-rise Buildings, e.g.; propane tanks, gasoline containers, oil, paint, flammable material, chemicals, etc.

31. **PLANTERS:** All planters must be raised off the A/C sleeves to exceed 1 inch to avoid water pooling. Second story planters are not permitted. Planters must not extend beyond the length of A/C sleeve. One bedroom Units must secure planters on the inside of the railings. Planters must be removed for the winter season. Planters should be maintained in a safe and appropriate manner, including removing dead flowers as soon as such occurs. Artificial plants or flowers of any kind are not permitted.

32. **GARDENING:** Shrubs, plants and flowers may be planted around the perimeter of Units and storage sheds in an Area not to extend 18 inches from the foundation. Such planting are at Unit Owners' and/or Residents' and their respective servants, invitees and licensees. Residents may not plant anything anywhere else on SRCA Property. The SRCA Board reserves the right to remove, at Unit Owner's expense and cost, any plantings which are not maintained in a healthy state and condition and in accordance with these SRCA Rules to revoke said Unit Owner's and/or Resident's planting privileges. Removal of plantings on SRCA Property, including trimming or removal of shrubs and trees, is not permitted.

33. **TENTS:** Tents are not permitted on SRCA Property.

These SRCA Rules are intended to maintain the SRCA community in a safe manner and to maintain the appearance of the entire SRCA complex.

Unit Owners and Residents should keep in mind that many violations of the SRCA Rules can be avoided if Unit Owners and Residents would call the Property Manager with any questions or concerns.