

**HERITAGE GREENS GEORGETOWN ROWHOUSES,  
a Condominium**

**RULES AND REGULATIONS**

**Tab E**

## **RULES AND REGULATIONS**

### **HERITAGE GREENS GEORGETOWN ROWHOUSES**

#### **INTRODUCTION**

It is important that we preserve the living and architectural style that Heritage Greens Georgetown Rowhouses represents. The goal of these Rules and Regulations is to provide reasonable, practical guidelines for the operation of Heritage Greens Georgetown Rowhouses. Residents and invitees are obligated to comply with these Rules and Regulations and the Association's Governing Documents. The Board of Directors of the Association has approved these, and may approve other, Rules and Regulations based upon authority contained in Section 5.7 of the Declaration. The terms used in these Rules and Regulations have the same meanings as set forth in Section 1 of the Declaration. References to the Association mean the Board acting for and on behalf of the Association.

#### **GENERAL USE REGULATIONS**

1. Persons residing on or using the Property are obligated to comply with all applicable laws, ordinances and regulations of the City of Hudson and other governmental authorities. If charged with a violation by the City of Hudson or a governmental authority, the Owner or Occupant is obligated to indemnify, defend and hold the Association, and other Owners and Occupants, harmless from all fines, penalties, costs, attorney's fees or prosecution resulting from the violation.

2. Please be considerate of other residents and refrain from engaging in conduct which is a material annoyance or nuisance to others. Owners and Occupants are responsible for the behavior of their families, invitees and tenants while at Heritage Greens Georgetown Rowhouses. The cost of repair of damage to the Property resulting from the acts of Owners and Occupants and their invitees may be assessed against the Owner's Unit.

3. Heritage Greens Georgetown Rowhouses is designed to be a residential community. Business or commercial activity may not be conducted, except for the limited, incidental activities described in Section 7 of the Declaration.

4. For health reasons, garbage and refuse should be placed in leakproof trash bags and deposited in designated trash receptacles. Municipal regulations regarding garbage pickup apply. Owners shall use the trash collection service approved by the Association.

5. Flammable substances may not be kept on the Property except in safe containers. No inherently dangerous items such as explosives may be kept on the Property at any time.

6. Except as expressly permitted by law, firearms, airguns and other devices designated to fire a potentially lethal projectile may not be discharged or carried on the Property, except for carrying the device to and from a vehicle or public areas.

7. Persons authorized by the Board, or public safety personnel, may enter the Units at any time for the purpose of correcting any condition which is reasonably believed to present

an imminent danger of serious loss or damage to any portion of the Property, or injury or death to any person. These authorized persons may also enter the Units upon reasonable advance notice for purposes of maintaining, repairing and replacing Common Elements or any parts of the Units which the Association may be obligated to maintain.

8. Managers and others who provide services to the Association are required to take direction only from the Board or Association officers. Comments regarding services or actions of persons performing work for the Association should be directed to the Board or to the manager.

## **USE OF COMMON ELEMENTS**

1. Although Heritage Greens Georgetown Rowhouses has a rowhouse-style configuration, it is legally created as a condominium. This has little effect on operations, but it does mean that the building exterior is a part of the Common Elements or Limited Common Elements and is not part of the Units. Common Element grounds are for the enjoyment of all residents, and we ask that you be considerate of the rights of others.

2. Please use your best efforts to prevent the Common Elements from becoming unsightly. Personal property may not be stored, displayed or otherwise left outside the Units, except as authorized by the Board.

3. Walkways, Private Access Streets, driveways and other portions of the Common Elements used for access to and from the Units may not be obstructed, or used for storage, activities or any purpose other than access and authorized parking.

4. In order to preserve the aesthetic character and beauty of the Property, all originally installed plants, trees, landscaping and topsoil should be left undisturbed, except for routine maintenance.

5. Residents and their guests should not interfere in any manner with common utilities, equipment, systems or structures on the Property.

## **ARCHITECTURAL AND EXTERIOR RESTRICTIONS**

1. Heritage Greens Georgetown Rowhouses is subject to architectural covenants contained in the Master Declaration of Heritage Greens and the Declaration of Heritage Greens Georgetown Rowhouses. No Person may modify or remove any part of the Common Elements, including the exterior of any building, nor change the appearance of any portion of the Common Elements, including any exterior part of any building, except in accordance with the architectural requirements set forth in the architectural requirements set forth in the Master Declaration and Section 8 of the Declaration.

2. No identification, sign (including "for sale" and "for rent"), displays or comparable device of any kind shall be placed, erected or maintained anywhere on the Property except (i) signs placed by the Declarant or a builder to advertise the Property, Units or Dwellings during the construction and sales period, (ii) the permanent entrance signs and monuments erected by the Declarant to identify the Property and (iii) only after the Declarant no longer owns

a Unit for sale, a sign or display of a reasonable size approved by the Board temporarily erected in the front yard area, if any, allocated to a Unit.

## **UTILITIES**

Each Owner is responsible for the maintenance, repair, replacement and charges relating to public utilities or other similar services metered solely to his/her Unit.

## **VEHICLES AND PARKING REGULATIONS**

1. Vehicles and trailers of any type, whether motorized or not, must be kept in garages when not in use due to the limited parking areas on the Property and the appearance of the area.
2. Outside parking may be limited during periods of snow removal or maintenance.
3. Inoperative or unlicensed vehicles or recreational equipment may not be left anywhere at Heritage Greens Georgetown Rowhouses, except in the owner's garage. All vehicles required by law to be licensed or registered must have current registration and license tags, as applicable.
4. Because of limited parking space on the Property, it is important that residents not park their vehicles in unauthorized parking areas. Common Element parking areas may be used only for guest parking, and not for parking or storage of Owners and Occupants' vehicles, recreational equipment or other personal Property. One guest vehicle may be parked in front of each of the Owner's garage stalls. Garage stalls must first be used for vehicle parking, and no garage may be used for storage or converted to another use which would prevent the parking of vehicles in the garage. The Association reserves the right to tow, and fine the owner of, any vehicle parked in an unauthorized area or manner.

## **USE OF DECKS AND PORCHES**

1. Decks and porches are intended for the quiet use and enjoyment of the Owners and Occupants of the Units to which they are allocated. Loud or otherwise disturbing activities on decks and porches are prohibited.
2. Decks and porches are intended for personal recreational use, and may not be used for storage or other purposes, except that seasonal furniture and seasonal plants in leak proof containers may be kept on decks or porches in season.
3. Routine maintenance of each deck and porch is the responsibility of the Owners and Occupants of the Unit which is served by the deck or porch.

## **ANIMALS**

1. Small, domesticated common house pets such as dogs, cats, fish or birds ("permitted pets") may be kept by an Owner or Occupant in his/her Unit, subject to these Rules and Regulations. No other animals may be kept anywhere on the Property. Birds, fish and other

small household pets (other than dogs and cats) shall be kept in appropriate cages or tanks within the Owner's Unit.

2. A maximum of one dog, or two dogs provided their aggregate combined weight does not exceed 75 pounds, or two cats, or one of each, may be kept in any Unit.

3. A pet must be housed and maintained exclusively within the Owner's Unit, except when under the direct control of the Owner or other handler. Outdoor pet houses, shelters or enclosures of any type are prohibited. No pet may be left unattended outdoors or in the garage.

4. Owners are responsible to pay for any damage to the Property caused by their pet, and are obligated to hold harmless and indemnify the Association, and its officers and directors, against any loss, claims or liability arising out of any act of the pet.

5. Permitted pets are not allowed to relieve themselves on the Property, except within the Owner's Unit in the case of cats. Pet waste left on the Property must be promptly disposed of by the pet's owner or other handler.

6. Permitted pets may be walked on the Property only in accordance with local leash laws.

7. Any repeated or prolonged disturbance by a pet, such as noise, odor, waste or threatening or nuisance activity, will be cause for imposition of a fine on the pet's owner and/or the removal of the offending pet from the Property. Decisions concerning the removal of a pet may, upon written petition of the pet's owner, be appealed to a vote of the other Owners at a meeting of the Association; provided, that the pet's owner must pay the cost of calling and holding the meeting.

8. No rules shall be imposed which unduly restrict the keeping of a qualified "service animal" for a handicapped person in violation of any applicable state or federal statutes, regulations or rules.

## **ADMINISTRATION**

1. Waivers from the provisions of these Rules and Regulations for specific situations may be granted by the Board for good cause shown if, (i) in the judgment of the Board the waiver will not violate the Governing Documents nor interfere with the rights of other Owners or Occupants, and (ii) the waiver is granted to other Owners and Occupants under the same circumstances. Waivers will not be granted unless an emergency or highly extenuating circumstances exist.

2. The Board has the authority to amend these Rules and Regulations, and make such other Rules and Regulations, from time to time, as it deems necessary for the use, safety, care and cleanliness of the Property, and for securing the common comfort and convenience of all residents.

## **VIOLATIONS/HEARINGS**

When there is a violation of these Rules and Regulations or the Governing Documents, the Board is authorized to pursue various remedies. These remedies include, but are not limited to, legal action for damages or equitable relief in any court, imposition of late charges for past due assessments, imposition of reasonable fines for violations, towing of vehicles or the correction of any condition which violates the Rules and Regulations or Governing Documents. Prior to the exercise of certain remedies, the Board shall, upon written request of the offending Owner, grant the Owner a fair hearing with respect to the violation. Please refer to Section 13 of the Declaration for a complete discussion of the Association's remedies and the rights of an Owner with respect to hearings.