

Hampton East Condominiums
Schedule A
Rules and Regulations
Draft
January 23, 2008
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Condominium living involves sharing yards and buildings with your neighbors and therefore requires certain guidelines so as to be sure that each Unit owner can enjoy her/his home in harmony with her/his fellow Unit Owners. Because we live in condominiums we may have to forego some of the freedoms we knew when we lived in individual homes.

Definitions

- a. **Association Elements:** The Hampton East Condo Association consists of numerous elements. These elements include, but are not limited to, each owner's Unit, all of the land that is part of the Association, the roads, the mailboxes and mailbox house, the underground utilities, the gas tanks and gas meters, the sprinkler system and the streetlights;
- b. **Common Elements:** The Common Elements are all of those elements that are part of the Hampton East Condo Association Complex, as defined in Association Elements, excluding each individual condo Unit;
- c. **Individual condo units:** are each of the 60 condo Units that comprise the Hampton East Condo Association complex. Each of these 60 individual condo Units is comprised of the interior part of each structure, including the garage, the basement, and any patio, deck, back porch, or multipurpose room;
- d. **Garden Space:** Each individual condo Unit is surrounded by a garden space (mulched area), which is part of the Common Elements of the Association. Within this garden space each individual Unit owner may plant annuals, perennials or small shrubs that maintain the condition of this area. Unit owners wishing to maintain this area themselves may contact the landscapers hired to maintain the lawns and gardens and make their wishes known. Others should not interfere with the landscape contractor;
- e. **Common area:** is that part of the Common Elements that refer to the grounds, the land, the roadways and sidewalks that can be used by all individual condo owners;
- f. **Obstruction:** Anything that blocks or closes up with an obstacle, a hindrance, or a barrier that delays or prevents business;

Rules and Regulations

1. Any use of the Common Elements requires Board of Trustees' approval.
2. Obstruction of the Common Elements without prior consent of The Board of Trustees shall not be permitted. Please be mindful not to obstruct the work of the landscape contractors.
3. Nothing shall be stored in or on the Common Elements which will increase the rate of insurance of the condominiums, or contents thereof, without the prior consent of the Board of Trustees. No Unit owner will permit anything to be done to, or kept in the Common Elements

which will result in the cancellation of insurance on the Condominium or contents thereof, or which would violate any law.

4. Unit owners shall not cause or permit anything to be placed or affixed on the outside walls or doors of the Condominiums including, but not limited to, signs (including name plates), awnings, canopies, shutters, radio or television antennas. Seasonal decorations can be hung on the front door using an over the door hanger. Satellite dishes will be permitted with the approval of the Board regarding size and placement.

Conventional bird feeders, not exceeding 1 foot in height for square or rectangular shaped feeders, or 18" for tube shaped feeders, nor more than three per unit will be allowed from November 1 through March 15. Conventional hummingbird feeders will be allowed May 1 through September 15. These feeders must be kept in the mulched area on free standing poles or shepherds' hooks. Unit owners are responsible for removal of all residue from bird feeders and have the responsibility to take them down in the event of a bear alert. Garden ornaments, small decorative flags and birdbaths may also be placed in the mulched area. Seasonal Holiday decorations are allowed in the mulched area throughout the year. Unit owners may have statuary or decorations under their front door entrance. Barbeque/gas grills may be placed outside the unit, so as not to obstruct the landscape contractor.

No inflatable decorations are allowed.

Is the screen/storm door issue going in here???

Storm/Screen Doors: The Board will select one high end screen/storm door and one installer. If unit owners want a screen/storm door they must install the model selected by the Board and have it installed by the approved installer at the owner's expense. Individual owners will be fully responsible for the care and maintenance of their screen/storm doors. Unit owners can choose to not have a screen/storm door.

5. For the convenience and comfort of other unit owners, no noxious, offensive, dangerous or disturbing noises, or unsafe activities shall be carried on in any unit, or the Common Elements; nor shall anything be done willfully or negligently, which may become an annoyance or nuisance to the other unit owners.

6. The buildings and each of the Units are intended only for residential purposes by not more than one family unit, nor more than two (2) unrelated persons per bedroom, provided, however, that any of the Units may also be used as an office and/or artist's studio but only accessory to such residential use and only if and to the extent that such accessory office and/or artist's studio use is permitted by applicable zoning laws.

Each unit owner shall comply at all times with applicable zoning and other laws of the City of Easthampton. Specifically, the residential use of forty-four (44) of the proposed sixty units identified on the Site Plan for Hampton East Condominiums are restricted to occupants 55 or older, unless they are attendants or parents of disabled persons.

7. Common household pets such as dogs and cats may be kept on the condominium premises as long as they are not of a number or kind to be a nuisance or to be offensive to any of the neighbors.

Dogs must be kept on a leash at all times when outside the Unit. They shall not be left tied up or caged outside the unit.

All excrement shall be promptly removed and properly disposed of by the person in charge of the animal.

All costs associated with repair/restoration of property damaged or personal injury caused by an animal shall be the responsibility of the animal's owner.

All ordinances of the City of Easthampton must be followed.

8. In order to preserve the beauty of the property, there shall be no clothes lines or hanging of clothes, sheets, or laundry of any kind hung out of a unit or exposed on any part of the Association Elements. The Association Elements shall be kept free and clear of all rubbish, debris and other unsightly materials

9. "For Sale", "For Rent", or "For Lease" signs shall not be permitted or maintained on the Association Elements of Hampton East Condominiums. Such signs may be placed on the public area outside the wall in front of the condominium area.

10. Nothing shall be altered or constructed in or removed from the Common Elements except upon written consent of the Board of Trustees.

11. The Common Elements, except for the mulched area, shall not be decorated or furnished by any owner in any manner, without written consent of the Board of Trustees.

12. The Board of Trustees has access to a key for entrance to all condo Units in case of emergency. All Units should maintain locks compatible with that key. All other requests for entrance (i.e. repairs, etcetera) should be handled by the Unit owner.

13. Garbage and refuse from the Units shall be disposed of only at such time and manner as the Board of Trustees may direct.

14. Unit owners with a single-car garage are requested to have a maximum of two cars, with one car parked in their garage and one in the driveway in front of the garage. Unit owners with a two car garage are requested to have a maximum of four cars with two parked in their garage and two parked in the driveway in front of their garage. Unit owners having extra vehicles must request permission of The Board of Trustees regarding parking of the extra vehicle(s) Owners of commercial vehicles should request permission of The Board of Trustees regarding proper parking, providing the vehicle can not be parked in their garage. Guest parking spaces are reserved for guest use. Unfortunately our roadways are not wide enough to accommodate on-street parking; thus unit owners are requested to refrain from overnight parking in the roadways. Oil changes or auto repairs must be done at an auto repair shop. Cars should be washed at an official car wash.

15. It is the Unit owner's responsibility, if he/she or anyone delegated by him/her lends a key to another person, for any injury or damage that may result.

16. Any structural changes in the buildings shall require, approval of The Board of Trustees, as well as the proper building permit, plumbing permit, electrical permit or heating permit as they apply.

17. The use of The Common Elements, by unit owners, as well as the safety and maintenance of all personal property of the Unit Owner kept in such areas and in the Units themselves, shall be the responsibility and at the sole risk of the respective Unit Owner.
18. Each Unit Owner assumes responsibility for his/her own safety and that of any family member, guest or employee while on the premises
19. All Unit owners are requested to try to work out any differences that may arise with their neighbors, regarding Schedule A before making a complaint to the Board or the Management Company. A complaint being submitted to the Board and/or The Management Company must be in writing and signed and dated by the complainant. Once a written complaint has been received, The Board is to notify the person seen to violate Schedule A. This notification is to be in writing, with a copy of the complaint attached. The owner receiving the complaint can respond to this complaint in writing within 10 days business days if they do not agree with the alleged violation, or they can comply with the request of The Board to correct such violation(s) within 10 business days. If The Board does not receive a response from the unit owner within 10 business days, and the violation has not been corrected, or a reasonable attempt made to remedy the situation not implemented, The Board will send a certified letter, to the owner receiving the complaint stating that the violation(s) needs to be corrected within 10 business days or a \$25./ day fine will be levied. Uncollected fines, including reasonable attorney's fees and costs of collection may be recorded for a condo Unit at the Hampshire County Registry of Deeds, thereby constituting a lien on the Unit by the Association.
20. The Unit owners of Hampton East Condominium Association share a common driveway with "The Main Street Commons Condominiums". The Board of Trustees of The Hampton East Condominium Association may investigate, review, negotiate or contract for the joint management of the two condominiums. Any agreement regarding the joint management of the two condominiums shall require each condominium association to pay their fair share and just proportionate share of the management contract fees, to be determined by an equitable apportionment of fees for management and maintenance contracts. Due consideration and adjustment shall be given for any specific services provided solely or disproportionately to either one of the condominiums.
21. The bulletin board's use shall be solely for condo business and/or communications germane to the entire Hampton East condominium community. Please contact a member of The Board of Trustees if you wish to post a notice.
22. If The Board of Trustees gives consent or approval under Schedule A of these Rules and Regulations, the Board has limited power to repeal, or amend this approval. In such a case The Board must document in writing why they wish to repeal, add to or amend their prior approval and a hearing held to negotiate such a change with the Unit owner.
23. These Rules and Regulations contained in Schedule A are to be reviewed and amended as needed, as provided for in the Trust. It is understood that this is a working document that is designed to enhance the Unit owners' enjoyment of their property and their community, and as such will need to be amended. If a Unit owner wishes to modify any aspect of Schedule A, the Unit owner may request that the issue be put to a vote of the owners. If a majority of the voting Unit owners. If a majority of the voting Unit owners

approve a change to the Rules and Regulations contained in Schedule A, this change will become an amended part of Schedule A.

The foregoing is meant to be informative and address issues that are more likely to arise. Please be advised, however that the Hampton East Trust document more particularly describes the regulations presented here, as well as other restrictions that govern all unit owners.