

CONGRESS STREET CONDOMINIUM

RULES AND REGULATIONS

ARTICLE I

Use of Units Affecting the Common Elements

Section 1.1 – No Commercial Use. No industry, business, trade or commercial activities, other than home professional pursuits without employees, public visits or non residential storage, frequent package deliveries, or their use of a Unit, shall be conducted, maintained or permitted on any part of the Complex. No signs, window displays or advertising shall be permitted on any part of the Common Elements or the Unit. “FOR SALE” signs not exceeding three square feet in area may be posted at the front of the Unit, only if the number of the unit is included on the sign, with the owner’s permission in writing. A copy of the permission form must be submitted to the Board of Directors prior to installation of the sign.

Section 1.2 - Display Outside of Units. Unit Owners/Occupants shall not cause or permit anything other than curtains, blinds, shades or other such window treatments to be hung, displayed or exposed at the windows visible to the outside with the exception of holiday decorations. Holiday decorations may be displayed on the inside or outside of windows and/or exterior doors, three (3) weeks prior to and no more than two (2) weeks following said holiday.

No clothes, sheets, blankets, laundry or any other kind of articles other than holiday decorations on doors only, shall be hung out of a building or exposed or placed in the outside walls, doors of building or trees, and no sign, awning, canopy, shutter or antenna shall be affixed to or placed upon the exterior walls, doors, roof or any part thereof or exposed on or at any window.

Section 1.3 – Cleanliness. Each Unit/Owner Occupant shall keep his or her Unit in a good state of preservation and cleanliness.

ARTICLE II

Use of Common Elements

Section 2.1 – Obstructions. There shall be no obstruction of the Common Elements, nor shall anything be stored outside of the Units other than on your porch without the prior consent of the Board of Directors except as hereinafter expressly provided.

Unit Owners/Occupants may place the following items on his or her porch: planters, potted plants, outdoor furniture including chairs and tables, benches, outdoor grills, and swings or glider benches.

Unit Owners/Occupants may not place other items on his or her porch for a period of time greater than twenty-four (24) hours without the prior consent of the Board of Directors or said committee.

Unit Owners/Occupants may place furniture or other items on the grassy areas around your Unit/Building or any Common areas while in use, but items must be removed and not left on Common areas overnight.

Section 2.2 – Proper Use. Common Elements shall be used only for the purposes which they are designed. No person shall commit waste on the Common Elements or interfere with their proper use by

others, or commit any nuisances, vandalism, boisterous or improper behavior on the Common Elements which interferes with, or limits the enjoyment of the Common Elements by others.

Section 2.3 – Commercial Vehicles. Commercial vehicles are prohibited in the parking areas, driveways and roadways except for temporary loading and unloading, or as may be designated by the Board of Directors.

Section 2.4 - Satellite Dishes/Antenna. Satellite dishes are permitted only if they are not visible from the street. The placement of any wire on the exterior of a building for an antenna, satellite dish or any other apparatus must be approved by the Board of Directors.

Section 2.5 - Alterations, Additions or Improvements. All plans and prints for any additions, improvements or exterior painting i.e., decks, must be approved by the Board of Directors before commencement.

Section 2.6 – Access to Limited Common Areas. Locks provided on doors to basements and hallways common to more than one unit shall not be changed without the knowledge and consent of the Board of Directors. Once approval is obtained, a key to new lock must be provided to all Unit Owners in the building who may need access to the basement or common hallway.

Section 2.7 - Landscape Committee. A Landscape Committee shall be established consisting of a minimum of three officers elected by the unit owners and approved by the Board of Directors. Members of the Board of Directors may also be elected as officers of the Landscape Committee. All unit owners shall be encouraged to actively participate as members of the Landscape Committee. Each member shall be allocated one Committee vote; however, if two or more members of the same household are on the Committee, only one vote per household shall be permitted. The primary objective of the Committee shall be to maintain and continuously beautify the developed areas. The specific duties and responsibilities of the Committee shall be as follows:

The Committee shall be responsible for making recommendations to the Board of Directors for lawn maintenance and the continual care and improvement of plantings in all common areas.

The Landscape committee shall be responsible for reviewing the general landscaping plan for limited common areas surrounding the perimeter of individual buildings and making related maintenance recommendations and recommendations for continual site improvements to the Board of Directors.

For gardens elected to be maintained by unit owners as allowed within the areas surrounding the perimeter of their Units, the Landscape Committee shall assess the appearance of such gardens and make related recommendations to the Board of Directors for:

- the removal of dead, overgrown or unsightly plantings, and/or
- terminating the unit owners self maintenance privileges due to lack of appropriate maintenance and recommending that the Association maintain those perimeter areas.

No less than annually, the committee shall develop a property care and improvement plan, which shall be submitted to the Board of Directors for review and approval. If the Board of Directors believes that the plan reflects the desires of the majority of the unit owners, the Board shall approve the plan. If the Board believes that the plan may not reflect the desires of the majority of the unit owners, the Board may request a separate vote of the unit owners.

An annual budget of no less than .5% of the Association's overall budget shall be allocated to the Landscape Committee plan to be used for the purpose of grounds improvements to the property and not general maintenance. Financing for the Landscape Committee's plan may also be supplemented by fund raising activities approved by the Board of Directors as well as member contributions.

The Landscape Committee shall assist the Board of Directors with the interviewing, cost negotiation and hiring of landscaping contractors and/or personnel. The Committee shall also assess and periodically report to the Board of Directors on the adequacy of the services performed by such personnel or contractor.

Similar to community garden clubs, members of the Landscape Committee and any resident may volunteer to perform all or any part of light gardening activities (trimming, weeding, planting flowers, etc.) in the common areas provided those activities are in accordance with the Committee's Board approved plan (see (d) above).

The Landscape Committee shall recommend standards for the use of outdoor pots, hanging plants, as well as plantings around lampposts, and any other areas within common and limited common areas.

ARTICLE III Actions of Owners and Occupants

Section 3.1 – Annoyance or Nuisance. No noxious, offensive, dangerous or unsafe activity shall be carried on in any Unit, or the Common Elements, nor shall anything be done therein whether willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners/Occupants. No Unit Owner or occupant shall make or permit any disturbing noises by himself, his or her family, servants, invitees, employees, agents, pets, visitors and licensees, nor do or permit anything to be done by such persons that will interfere with the rights, comforts or convenience of other Unit Owners/Occupants. No Unit Owner or occupant shall play, or suffer to be played, any musical instrument or operate or suffer to be operated a television set, radio or other audio broadcast or reproduction at such high volume or in such other manner that it shall cause unreasonable disturbances to other Unit Owners/Occupants.

Section 3.2 – Compliance with Law. No immoral, improper, offensive or unlawful use may be made of the Property and Unit Owners shall comply with 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 Hartford. The violating Unit Owner/Occupant shall hold the Association and other Unit Owners/Occupants harmless from all fines, penalties, costs and prosecutions for the violation thereof or noncompliance therewith.

Section 3.3 – Pets. No animals, birds, fish or reptiles of any kind shall be kept on the Property or brought on the Common Elements, except as provided in Article VIII hereof.

Section 3.4 – Indemnification for Actions of Others. Unit Owners shall hold the Association and other Unit Owners/Occupants harmless from the actions of their children, tenants, guests, pets, servants, employees, agents, invitees or licensees.

Section 3.5 – Employees of Management. No Unit Owner/Occupant shall send any employee of the manager or the Association out of the Property on any private business of the Unit Owner/Occupant, nor shall any employee be used for the individual benefit of any Unit Owner/Occupant, unless in the pursuit of the mutual benefit of all Unit Owners/Occupants, or pursuant to the provision of special services for a fee to be paid to the Association.

**ARTICLE IV
Insurance**

Section 4.1 – Increase in Rating. Nothing shall be done or kept which will increase the rate of insurance on any buildings, or Contents thereof, without the prior consent of the Board of Directors. No Unit Owner shall permit anything to be done, or kept on the Property which will result in the cancellation of insurance coverage on any of the buildings, or contents thereof, or which would be in violation of any law.

Section 4.2 – Rules of Insurance. Unit Owners and occupants shall comply with the rules and regulations of the New England Fire Rating Association and with the rules and regulations contained in any fire and liability insurance policy on the Property.

Section 4.3 – Reports of Damage. Damage by fire or accident affecting the Property; and persons injured by or responsible for any damage, fire or accident must be promptly reported to the manager or a Director by any person having knowledge thereof.

**ARTICLE V
Rubbish Removal**

Section 5.1 – Deposit of Rubbish. Rubbish containers will be stored in designated areas. Containers are to be kept in a manner so as not to permit the spread of fire or encouragement of vermin. Rubbish containers shall be placed at curbside no sooner than the evening proceeding collection and removed no later than the date of collection. No rubbish may be placed at the curb unless placed in containers approved by the City of Hartford. A fine of no less than \$50 per day shall be levied to Unit Owners who place (or who's tenants place) rubbish at street side that is not placed in proper containers approved by the City of Hartford

**ARTICLE VI
Motor Vehicles**

Section 6.1 – Compliance with the Law. All persons will comply with Connecticut State Laws, Department of Motor Vehicle regulations and applicable local ordinances, on the roads, drives and property.

Section 6.2 – Speed Limit. Speed limit on all parking lot areas within the Common interest community is 5 mph.

Section 6.3 – Parking. Each Unit shall have parking for one vehicle in a designated surface parking lot. Parking shall be limited to designated areas only. No parking is allowed in any areas blocking other vehicles or interfering with the free flow of access by others to their parking spaces. Unregistered motor vehicles are not permitted on the property. All vehicles must be kept in operable condition and not allowed to sit on the parking lot with flat or missing tires, broken windows or other damaged condition indicating that the vehicle is not operable. Unit owners must provide the Board of Directors with the registration number, make, model, year and color of all vehicles parked on common area surface lots. Vehicles in violation may be towed after reasonable efforts to contact the owner have been made. In addition, fines may be levied against the owner of the vehicle following notice and hearing, for the period

the vehicle violated these rules, unless at such hearing good and valid reasons are given for such violation.

Section 6.4 – No Parking Areas. Vehicles may not be parked in such a manner as to block access to driveways, fire hydrants, sidewalks running perpendicular to driveways, pedestrian’s crossways, or designated fire lanes.

Section 6.5 – Snowmobiles, Off Road and Unlicensed or Immobile Vehicles. Snowmobiles, off road vehicles including motorized bikes, ATVs and other four wheel drive vehicles not used in maintenance are prohibited, except where licensed and equipped for passage on public highways, and actually used by licensed drivers on the paved portions of the Property. Except for motor assisted bicycles and wheel chairs as permitted by state law, all motor vehicles used or parked on the Property will be licensed/registered and properly equipped and in operating condition for safe travel on public highways of the state. Except for temporary repairs not involving immobility in excess of 10 hours, motor vehicles will not be disassembled, repaired, rebuilt, painted or constructed outside of garages on the Property.

Section 6.6 – Limited Use of Trucks, Vans, Trailers and Commercial Vehicles. The following types of vehicles are prohibited in the parking areas and driveways except for temporary loading or unloading; commercial vehicles carrying a sign advertising a business; trucks, vans and vehicles having a capacity of more than 1 ton; trailers of any kind; and vehicles with more than four single tired wheels. Construction equipment used in the actual repair, construction or maintenance of the Property will not be so restricted during such use.

ARTICLE VII General Recreation Rules

Section 7.1 – Limited to Occupants and Guests. Passive recreational space within the Common Elements is limited to the use of Unit Owners, Residents and invited guests. All facilities are used at the risk and responsibility of the user and the user shall hold the Association harmless from damage or claims by virtue of such use.

Section 7.2 – Boisterous Behavior Prohibited. Boisterous, rough or dangerous activities or behavior and behavior which unreasonably interferes with the permitted use of facilities by others, is prohibited.

Section 7.3 – Children. Any child on the Property shall at all times be under the supervision of a responsible adult who will direct and control the activities of such child in order to require such child to conform to the regulations. Family members will be responsible for violations, or damage caused by their children or grandchildren whether present or not.

ARTICLE VIII Pets

Unit Owners may have domestic pets, limited to, only dogs, cats, birds and fish. No more than two (2) dogs or two (2) cats may be kept. Any exception must be approved by the Board of Directors.

When outside, all pets shall be kept on a hand held leash at all times. No Pet is to be staked or tied to any building, door, tree or anywhere else on the grounds of the Common Interest Community. No Pet may be kept or left unattended in the Common Elements.

Pet Owners shall clean up after their pets including carrying a pooper scooper or bags.

Pet Owners shall be strictly liable for the entire amount of any injury or damage caused by his or her pets to the person or Property of others including, but not limited to, the Common Elements, property of other Unit Owners and the Property of the Association. The Pet Owner shall indemnify the Association for all costs of litigation and reasonable Attorney's fees resulting from the same.

The Pet Owner shall be responsible for preventing his or her pets from engaging in persistent barking, growling, or whining audible outside the Unit of the Pet Owner.

No pet that bites, attacks, or demonstrates other aggressive behavior towards humans or other animals may be kept.

Pets must have appropriate vaccinations annually, proof of which shall be provided to the Association upon request. Dogs must be registered with the City of Hartford, and wear a current tag listing the Pet Owners name, address and phone number.

If, in the sole judgment of the Board of Directors, any provisions of this Article IX is violated by any Pet Owner, or any pet kept on the Property, the Pet Owner shall permanently remove such Pet from the Property within thirty (30) days of receiving written notice thereof from the Board of Directors.

ARTICLE IX General Administrative Rules

Section 9.1 – Consent in Writing. Any consent or approval required by these Rules must be obtained in writing prior to undertaking the action to which it refers.

Section 9.2 – Complaint. Any formal complaint regarding the management of the Property or regarding actions of other Unit Owners/Occupants shall be made in writing to the Board of Directors or an appropriate subcommittee.

Section 9.3 – Fines. The Board of Directors may assess fines to Unit Owners for failure to comply with these rules after reasonable efforts to notify the owner of the violation have been made.

Pursuant to Section 2.2(1) and Section 5.2 of the "Bylaws" of Congress Street Condominium, the Executive Board hereby establishes the following schedule of fines for violations of the Declaration, Bylaws, and Rules and Regulations of the Association.

- Thirty-six dollars (\$36) per occurrence, and
- Twelve dollars (\$12) per day beginning two days after the Unit Owner is delivered notice of the violation and continuing until corrective action has been completed by the Unit Owner.

The Executive Board may impose these fines upon Unit Owners for any violation of the Declaration, Bylaws, Rules and regulations of the Association. Although not limited to these areas, the following Sections address many of the areas of compliance that the Executive Board is obligated to monitor on behalf of the overall community.

- Declaration, Section 8.1 – Use and Occupancy Restrictions,
- Declaration, Section 8.2 – Restrictions on Alienation,
- Declaration, Section 12.1 – Additions, Alterations and Improvements by Unit Owners, and
- Rules and Regulations – Article 1 through Article 9.

Acknowledging that, from time to time, the prevention of some temporary violations may be difficult due to certain hardships such as hospitalization, death in the immediate family, etc., the Executive Board, with a majority vote of its members, may on a case by case basis waive all or part of an assessed fine.

Date of last amendment -- January 27, 2009.