

RULES & REGULATIONS / ADMINISTRATIVE REGULATIONS

of the Pond Place Association, Inc. & Tax District

Note: Definitions of terms initially capitalized are as found in Article I of the Declaration.

ARTICLE I - USE OF DWELLINGS

1. Dwellings are limited to the occupancy of families. Purchasers or tenants shall bind themselves and their successors, heirs and assigns to this restriction, unless and until modified by action of the Board of Governors.
2. No industry, business, trade or commercial activities shall be conducted, maintained or permitted on any part of the Properties. Except for "For Sale" or "For Rent" signs permitted under the Building Code resolution, no signs or other window displays or advertising shall be maintained or permitted on any part of Pond Place nor shall any Dwelling be used or rented for transient, hotel or motel purposes.
3. Each Garage may be used only for the storage of a motor vehicle, boat or trailer and the neat storage of domestic material related to its use as an accessory to a residence.
4. The Exclusive Use Areas shall be kept free of unsightly material and no storage of material or animals will be permitted on any Lots except in such manner as to prohibit the spread or encouragement of fire or vermin, and except in specific structures or structural additions to the building, which have been approved by the Board of Governors for health, safety and architectural fitness.

ARTICLE II - COMMON AREAS AND IMPROVEMENTS

1. There shall be no obstruction of the Common Areas, nor shall anything be stored in the Common Areas without the prior consent of the Board of Governors except as hereinafter expressly provided.
2. No individually owned garbage cans, trash barrels or other obstructing personal property shall be placed on Common Areas. No accumulation of rubbish, debris or unsightly material will be permitted in Common Areas, except in designated trash containers, nor shall Common Areas be used for the general storage of personal property.
3. Storage of materials in and use of Common Areas or other areas designated by the Board of Governors shall be at the risk of the person storing the materials.
4. Common Improvements shall be used for the purposes for which they were designed. No Owner will interfere with its proper use by other Owners, which shall be for the mutual benefit of all. There will be no nuisances, vandalism, boisterous or improper behavior on the Common Areas which interferes with, or limits the enjoyment of the Common Properties by all Owners.

ARTICLE III - ACTIONS OF OWNERS AND OCCUPANTS

1. No noxious or offensive activity shall be carried on in Pond Place, nor shall anything be done therein either willfully or negligently which may be or become an annoyance or nuisance to the other Owners or occupants. No Owner or occupant shall make or permit any disturbing noises in the buildings by himself, his family, servants, employees, agents, visitors and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other Owners or occupants. No Owner or occupant shall play upon, or suffer to be played upon, any musical instrument or operate or suffer to be operated a phonograph, television set or radio in the Premises at such high volume that it shall cause unreasonable disturbances to other Owners or occupants.
2. No immoral, improper, offensive or unlawful use may be made of the Properties and Owners shall comply with and conform to all applicable laws and regulations of the United States and the State of Connecticut, and all ordinances, rules and regulations of the Town of Avon and shall save the Association or other Owners harmless from all fines, penalties, costs and prosecutions for the violations thereof or the non-compliance therewith.
3. Connecticut State Law requires that dogs six months or older be licensed on or before June thirtieth (30th), annually, in the Town Clerk's Office in the town where such dog is to be kept. Connecticut State Laws, Section 22-341, finds any dog roaming at large without a tag to be an unlicensed dog.
 - a. Dogs are subject to the State of Connecticut and Town of Avon laws regarding dogs.
 - b. All pets housed within Pond Place must be registered with the Board of Governors on forms provided. Registration will be updated annually.
 - c. No dog will be permitted in any portion of Pond Place unless leashed and under control of the owner or keeper. Connecticut State Laws, Section 22-346, states that no owner or keeper of any dog shall allow such dog to roam at large upon the land of another and not under the control of the owner or keeper or the agent of the owner or keeper.
 - d. All dog owners are responsible for picking up and disposing their dog's waste with a "pooper-scooper" or other device. The presence and accumulation of dog waste is a HEALTH HAZARD for all residents in Pond Place as well as to other animals. A dog owner's exclusive use area must be kept clean of dog waste.
 - e. No pet shall be permitted to bark, howl or make other loud noises for such a time as disturbs a neighbor's rest or peaceful enjoyment of their unit or the common elements. Further, any such pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the property subject to these restrictions upon three (3) days written notice from the Board of Governors. Connecticut State Law, Section 22-363, states that no person shall own or harbor a dog or dogs which is/are a nuisance by reason of vicious disposition or excessive barking or other disturbance.

- f. Any dog or cat bite will be reported to the Board of Governors immediately and the Town of Avon Animal Control Officer must be notified.
 - g. Pet owners will accept full responsibility for any damage or task of maintenance occasioned by the action or presence of their pet.
 - h. Dogs, cats or household pets of common variety may be brought into Pond Place and suitably HOUSED IN YOUR DWELLING provided that they are not kept, bred or maintained for any commercial purposes.
4. Owners shall be held responsible for the actions of their children, tenants, guests, pets, servants, employees, agents, invitees or licensees.

ARTICLE IV - MOTOR VEHICLES

1. The parking area shall not be used for any purposes other than to park automobiles excluding specifically: trucks, commercial vehicles, trailers or boats, which may be parked in specially designated areas only. No vehicle shall be parked in such a manner as to impede or prevent ready access to another Owner's parking space.
2. Motor vehicles belonging to Owners, occupants or their families are to be parked only in Exclusive Use Areas, or in Garages by the Owners thereof. In the event more vehicles belong to an Owner than there is space assigned to his/her Dwelling, special arrangements must be made for the additional rental of a visitor space. In the event that a Garage is so used that the Owner cannot, or does not regularly, park his car therein, it shall not be deemed assigned to his Dwelling.
3. Motorcycles shall be licensed and equipped with the most recently approved noise control devices and operated only on the roads and driveways and in a manner not to disturb the occupants, and may not be operated on pathways.
4. All vehicles and operators will comply with State laws, DMV regulations, and applicable local ordinances, on the roads, driveways, and common areas.
5. Vehicles are not to be stored or remain inoperable or unregistered, nor be covered with any temporary structure ,material, tarp or canvas cover.

ARTICLE V - SNOW REMOVAL

1. Management will clear snow and maintain such clearance from roads, driveways and parking areas only. Direct pedestrian access to individual Dwellings will be the responsibility of the individual Owners who will keep such accessways cleared and free of dangerous conditions.

ARTICLE VI - GREEN, PLAY, PICNIC AND PONDSIDE AREAS

1. The Green, where so cleaned and available, will be used for unorganized passive recreational activities such as perambulation, picnics, relaxation and the like. Rowdy, dangerous, boisterous behavior or racing is prohibited.
2. The Tot lot and playgrounds will be used by small children who will have priority for their activities. Parents will be responsible for the actions or damage caused by their children, whether the parents are present or not. Management may suspend or deny the use of recreational facilities by children who are undisciplined or destructive.
3. The Stub Pond Dock shall be used on an unsupervised basis at the risk of the user. Motorboats are prohibited.
4. All recreation areas are limited to the use of Members and their guests. Rowdy, boisterous or disturbing play is prohibited.

ARTICLE VII - TENNIS

1. The Courts will be limited to the use of Members and guests. The management may request that a Member's identification be shown by at least one of the players using a court.
2. Players must wear smooth sole tennis shoes on the courts. The playing surface will be respected and hard objects will not be placed or struck on the court.
3. Good manners are expected and conduct shall be such as to minimize interference with the play of others. Do not chase balls across courts while play is in progress. Pets, food, beverages, breakable containers, trash or debris are not permitted in courts.
4. The last group to leave will lower nets and lock the enclosure.
5. When players are waiting for the use of a court, courts shall be vacated after two sets, or one hour after commencement of play, whichever comes first.

ARTICLE VIII - ADMINISTRATION

1. Any consent or approval given under these rules and regulations may be added to, amended or revoked at any time by resolution of the Board of Governors.
2. No Owner shall send any employee of the management out of Pond Place on any private business of the Owner, nor shall any employee be used for the individual benefit of the Owner, unless in the pursuit of the mutual benefit of all Owners.
3. Any complaint regarding the management of the Properties or regarding actions of other Owners shall be made in writing to the Board of Governors, or the appropriate committee.
4. Right is specifically reserved to the Board of Governors to rescind, change or amend the foregoing Rules and Regulations and to adopt such other Rules and Regulations as from time to time the Board of Governors may deem necessary or appropriate.

RESOLUTION

EXCLUSIVE USE AREA RESOLUTION BY BOARD OF GOVERNORS OF POND PLACE ASSOCIATION, INC.

RESOLVED;

That, pursuant to Article XV of the Bylaws, Exclusive Use Areas are hereby established as shown on a map entitled

"Map of Exclusive Use Areas At Pond Place Avon, Conn. Prepared for Pond Place Association, Inc. Scale: 1" = 40' - August 1977 Hodge Surveying Associates, P.C.", which map shall be filed by the Secretary in the corporate records of the Association.

Subject to the terms of Pond Place Declaration of Covenants, Easements, Restrictions and Tenancies-in-Common, and the Bylaws and Rules and Regulations from time to time adopted by the Board of Governors, each Exclusive Use Area may be used by the member (or his assignee) of the Undivided Interest to which his Dwelling location is assigned in his instrument of conveyance, for the limited purpose of locating, managing, maintaining, altering, expanding and improving a Dwelling, and for other activities and uses ancillary to residential use of such Dwelling.

The Member may exclude all other persons from the Exclusive Use Area, and, except as aforesaid, entry thereon without such Member's consent shall be considered trespass.

This resolution may be amended or revoked only in accordance with Article XIV, Section 3 of the Bylaws.

RESOLVED;

That each member who leases or rents his dwelling shall notify the Association in writing and through its manager, or in the absence of a manager, through its President, prior to the taking of occupancy by any such lessee or renter of the same, of each and every tenant or occupant over the age of 18 who shall occupy, reside in or take possession of said dwelling. The purpose of this regulation is to facilitate

1. the welcoming of such persons by the Welcoming Committee of the Association
2. the notification of such tenants, renters or occupants of, information pertinent to the operation of the Association, including its rules and regulations regarding the use of the dwelling, common areas and common improvements and related matters, and
3. the enforcement of the rules and regulations of the Association.

Any member of who fails to comply with this rule and regulation shall be subject to levy of fines or other enforcement action by the Board of Governors as permitted under the Bylaws of the Association.