

**THE WOODLANDS AT PARKMAN BROOK
CONDOMINIUM ASSOCIATION
STRATHAM, NH**

RULES & REGULATIONS

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1. ASSOCIATION FEES (Assessments for Common Expenses)

1.1 Payment

In order to meet the financial obligations of the Association, each Owner must remit association fees (also referred to in the Bylaws as Assessments for Common Expenses) on or before the first (1st) day of each month. Checks must be made payable to The Woodlands at Parkman Brook Condominium Association (the "Association") and should be mailed to the management company.

1.2 Late Fees

A Fifteen Dollar (\$15.00) late fee plus interest at twelve percent (12%) per annum will be charged to Owners who fail to remit their fee by the tenth (10th) day of each month or whose checks fail to clear. An Owner will be charged a fee of Twenty-five Dollars (\$25.00) for each returned check.

1.3 Legal Recourse

All unsettled delinquent accounts will be referred to the Association's attorney for collection. All associated legal fees and expenses will be assessed to the Owner.

1.4 Exemption

No Owner may exempt himself/herself from liability for his/her contribution toward Common Expenses by waiver of the use or enjoyment of any of the Common Area or by abandonment of his/her Lot.

2. LAND USE

2.1 General

The Common Area and individual Lots shall be used in a manner which is consistent with the residential character of the Property. Neither Lot Owners, nor their lessees or guests shall obstruct, litter or cause damage to the Common Area or any Lot nor shall anything be stored within the Common Area, or within a Lot in such a manner as to be visible to other Lot Owners, without the written consent of the Board.

2.2 Property

There shall be no use of a Lot which injures, scars or damages the Common Areas or the plantings thereon, increases the maintenance thereof, or causes unreasonable disturbance or annoyance to other Owners in enjoyment of The Woodlands at Parkman Brook Condominium.

2.3 Maintenance of Common Area

Improvements, maintenance and replacement of the Common Area shall only be done by the Association or with written approval from the Board of Directors (the "Board"), all in accordance with the Declaration and Bylaws.

2.4 Maintenance of Lots

Owners may remove existing trees or plantings from their Lot with

written approval of the Board.

3. RESIDENT CONDUCT

3.1 Noise

Owners, guests and lessees shall be respectful of their neighbors and control the volume of noise they produce so as not to unreasonably disturb or be a nuisance to other Owners.

3.2 Littering

Paper, cans, bottles, cigarette butts and other trash shall be deposited within appropriate trash containers so as not to litter the Common Area or individual Lots.

3.3 Pets

Common household pets may be kept or maintained on the Property only in accordance with Article V, Section 9(c) of the Bylaws.

3.4 Parking

Residents and their guests may park in guest spaces provided for each cluster and shall park in a fashion so that through vehicular traffic may continue to flow freely and Owners have access to their driveways. Overnight parking or parking along such named roads during a snowstorm or during snow removal efforts shall not be permitted.

3.5 Disposal of Garbage

All edible food, scraps, bones, fat and any un-rinsed containers shall be bagged and then properly placed in a garbage can with a sealed cover. Residents who do not comply will be subject to a \$35.00 clean up fee.

All loose trash shall be bagged and set out in covered containers; recyclables shall be contained and set out in appropriate containers to prevent the contents from spilling or blowing out (i.e., newspapers/magazines/cardboard tied or in bags).

Trash/garbage is to go out the morning of pick up day, and cans/boxes are to be brought in by evening of trash pick up day.

4. LOT IMPROVEMENTS AND ALTERATIONS

4.1 Architectural Changes

In addition to the requirements and limitations imposed by Section 3.11 of the Declaration and Article V, Section 8 of the Bylaws, Owners may make alterations to the Dwellings within their lots provided they comply with the following. Owners shall first obtain written consent of the Board before making any exterior improvements, additions or structural alterations to his/her Lot or Dwelling. All such alterations, improvements and additions shall meet the following criteria:

A. Such change shall be in harmony with the existing architecture, character and construction materials of the existing Dwelling as well as those

other Dwellings within the subdivision. Detached structures, such as sheds, pools (excluding underground pools), garages or similar structures, shall not be permitted.

B. Skylights may be constructed on the side or rear roofs of a Dwelling. Skylights on the front roof (that portion of a Dwelling fronting on a named road within the Property) of a Dwelling shall only be permitted with written approval of the Board.

C. Not impair or obstruct any easement or right-of-way.

D. The Owner shall obtain all required local, state and/or federal permits for such improvement, alteration or addition. The Owner shall comply with all existing approvals obtained for the community and not put them at risk in pursuit of further approval.

5. EXTERIOR DWELLING APPEARANCE

5.1 General

Signs, television antennae, window air conditioning equipment, awnings or outside window coverings shall not be installed, hung or placed outside a Dwelling without the prior written consent of the Board.

5.2 Rubbish

Trash is to be set at curbside on the day of collection, or evening before, and empty containers must be removed from the curbside no later than 8:00 a.m. of the day following trash collection. All trash and containers shall be stored within the garage of a Dwelling other than for the above stated times.

5.3 Clothes Lines

Clothes lines are not permitted anywhere on individual lots.

5.4 Outdoor Equipment/Articles

Bird baths and feeders, flags, grills, lawn furniture, door/welcome decorations and Flower pots may be left outside the Dwelling, but must be kept within the Dwelling entry door or the rear or side yards of the Dwelling. Firewood may be stored outside a Dwelling if neatly stacked and stored adjacent to the rear or side yards of a Dwelling. Other personal items and equipment and articles, including bikes, toys and recreational items, shall not be left outside a Dwelling overnight unless approved by the Board.

5.5 Holiday Decorations

Owners may display outside holiday decorations on their Dwelling anytime within three weeks before and four weeks after a recognized holiday. In addition, an Owner may install decorative lighting on the Lot's landscaping adjacent to his/her Dwelling during the same time frames. Reasonable extensions of the time for removal of such decorations may be made by the Board because of inclement weather conditions.

5.6 Privacy Fencing

Owners may install decorative, privacy fencing upon written approval by the Developer at the time of purchase of the Dwelling or later as approved by the Board, around entrance ways to a Dwelling and around private decks, patios or garden areas. This fencing to be installed shall be of a type, material and location approved by the Board and shall be for decorative or privacy purposes.

6. GUESTS

6.1 Conduct

Owners are responsible for the actions of their guests and shall be responsible for ensuring that they do not violate the Rules and Regulations, Declaration or Bylaws of the Association or create a nuisance to other Owners.

7. SALE OF LOTS

7.1 Notification Procedure

- A. Pending the sale of a Lot, the previous Owner shall: (1) pay all fees and assessments prior to sale (a minimum of five (5) working days' notice is required to process closing paperwork); (2) provide the Board, through its Property Manager, the name of the new Owner and the date of sale of the Lot; (3) provide new Owner with a copy of the Rules and Regulations, Declaration and Bylaws of the Association.
- B. Pending the lease of a Lot, the Owner shall: (1) notify the Board, through its Property Manager, of the tenant's name and move in date and provide the tenant with a copy of the Rules and Regulations, Declaration and Bylaws of the Association. Said leases shall be for a minimum term of six (6) months.

8. COMPLAINTS

8.1 Procedure

Complaints or violations of the Rules and Regulations or the Bylaws of the Association shall be made in writing to the Board through its Property Manager. If the Board determines the complaint is justified, it will take whatever action it deems appropriate and necessary. The complainant will be notified in writing by the Board of what action has been taken.

These Rules and Regulations have been duly adopted by the Board of the Association pursuant to Article V, Section 11 of the Bylaws and remain in full force and effect as of this _____ day of _____, 20__.