

EXHIBIT F

TO DECLARATION OF WHITEHALL FARM CONDOMINIUM

RULES AND REGULATIONS

Exhibit F



WFCA • PO Box 4188 • Middletown, RI 02842

Rules and Regulations*

Whitehall Farm Condominium Association

(In case of disagreement between these Rules and Regulations and the Whitehall Farm Condominium Association Declaration or By-Laws, provisions of the Declaration or By-Laws prevail.)

GENERAL

1. Unit owners are held accountable for complying with the governing documents, including these Rules & Regulations, and are responsible for the compliance by their tenants, guests, invitees, and agents. The governing documents, including these Rules & Regulations, shall be enforced in accordance with R.I. Gen. Laws 34-36.1-3.20. Enforcement may include, but is not limited to, the issuance of fines, including reasonable attorney fees, if applicable, as provided in R.I. Gen. Laws 34-36.1-3.20.
2. Any consent or approvals given under these Rules and Regulations by the Executive Board may be revoked for proper cause at any time.
3. No notice or advertisement shall be inscribed or exposed at any window, door or other part of the building, nor placed on the lawn, except as has been approved in writing by the Executive Board. The American Flag may be displayed. The display of ornamental flags is not permitted.
4. Garage, moving, or estate sales, and similar events are not permitted on the Whitehall Farm property. Permission for the posting of Open House signs at the Whitehall entrance, or outside a unit being offered for sale by an owner or his agent, must be requested in advance of such posting, and approved by the Executive Board.
5. Demolition dumpsters and mobile storage units, i.e., PODS, are not allowed; except in emergency situations such as fires/floods, and only with permission from the Executive Board.

6. A unit's trash and other refuse shall be deposited in the waste and recycling PAYT carts provided by the Town of Middletown. The carts are to be kept out of sight in the garage or behind an approved screen.
7. All waste must be enclosed in official Town of Middletown PAYT bags (yellow) and placed in the gray rolling refuse cart. Recycling items should be placed loose in the blue recycling cart. Place carts at least three feet apart and do not place near light bollards, telephone towers, or cable towers. Place the carts at the edge of the common roadway no earlier than the evening before the published days of trash collection and retrieve the empty containers no later than the evening of the collection day.
8. Only notices authorized by the Executive Board may be posted on the bulletin boards located in each common. Placing any type of material on the mailbox stations is forbidden by the U.S. Postal Service.
9. The premises at Whitehall are strictly intended for residential use only. No business of any nature shall be conducted on the property.
10. Parking on the grass or in turnarounds anywhere in Whitehall Farm is prohibited.

COMMON ELEMENTS

11. *Common Elements* means and includes: the land on which the buildings are located, the foundations, columns, girders, beams, supports, main walls, roofs; the roadways, lawns, meadows, swales, trees, shrubs and other plantings, overflow parking areas, driveway turnarounds; installations of central services such as power, light, gas, water and all apparatus and installations existing for common use; all other parts of the Whitehall property beyond the limited common areas mentioned below.

12. Cars and trucks cannot be stored in common elements.

Commercial Vehicles (those with commercial plates) or vehicles displaying business logos, signs, or advertising are not permitted to park anywhere on WFCA property overnight. Vehicles in violation will be towed without warning at owner's expense.

Mailbox area parking – the middle space in front of the mailboxes is a 15-minute parking area, only. Vehicles in violation will be towed without warning at owner's expense. Owners are responsible for their tenants and guests.

13. No actions by owners or guests that cause damage to common elements is permitted, this includes damages to paved surfaces caused by leaking fluids from cars and trucks.

14. The walkways and entrances of the building shall not be obstructed or used for any purpose other than ingress to and egress from the units.

15. No clothing, laundry, or other personal articles shall be allowed to stand in the Common Elements. Bicycles, boats, toys, hoses, lawn furniture, etc., shall not be allowed to remain in the common elements. No lawn or garden ornaments of any kind are to be placed in any common element area.

16. Common Elements are owned by all association members and are available for use by all association members.

17. Snow Removal at Whitehall Farm: Whitehall Farm provides snow removal coverage for the roadways. Snowplow trucks will keep the main road as well as the common roads open during the entire snow event. The trucks will also plow the longer driveway runs. Owners can expect that the area from the garage door to the common road will be cleared (during more substantial storms) as the weather permits. Snow in the circle roads will be plowed toward the center in order to keep driveway entrances as open as possible. The best location for automobiles would, therefore, be in the garage, or in your driveway close to the garage door. This plan will better facilitate plowing of the satellite parking areas in each common for cars to be moved to later.

18. Mailboxes: If you have lost your mailbox key you will need to speak with the mail carrier or the postmaster at the Middletown US Post Office, Middletown Rhode Island: 7 Commercial Blvd, Middletown, RI 02842.

LIMITED COMMON ELEMENTS

19. Limited Common Elements denotes and includes those common areas and facilities designated in the Declaration of Condominium as reserved for use of a certain unit or units to the exclusion of the other units. Examples would include walkways, patios, and small gardens around a unit's perimeter.

20. Each unit owner, including seasonal residents and/or tenants, shall assure that the unit, including decks, patios, perimeter garden areas and driveways are maintained in good state of preservation, neatness and cleanliness year-round and not contain any ornamental objects or be used as storage areas. Decks being defined as wooden or composite raised platforms and patios being at ground level and having a brick or other stone surface.

21. Bird feeders are not permitted on the property.

22. Limited Common Elements are owned by all association members but are available for use by the unit owner associated with that area.

23. Patio clean up is the homeowner's responsibility. For those owners with patios on the North side of buildings, or where sun is limited, moss can be a problem and could be a slip hazard. A quick and easy "fix" involves using undiluted bleach applied directly to the patio and then using

a push broom to loosen any build-up. Rinsing the patio down with a hose is all that is needed for the cleanup and the problem should be eliminated for the season.

24. Water Faucet Policy: As has occurred at Whitehall Farm, as well as at other homes and complexes during the colder winter months, exterior water faucet freeze-ups create quite a mess and hard-ship for both homeowners and for Associations alike. As the winter months approach and the first sub-freezing temperatures sneak-up, take care not to be caught by surprise!

It is recommended that you take the following precautions:

Insulated Styrofoam covers can be purchased and easily installed over the outside faucets. They are available at Home Depot or Lowes.

Disconnect and drain your garden hose for the season.

If you have a "shut-off" valve for your exterior faucet, we recommend that you shut off the water and then allow the residual water in the line to drain.

If you are without a shut-off valve, be sure to keep your garage door closed and/or airtight to help keep out cold temperatures. This will help prevent the water faucet line freeze-ups. Better still, you might consider the relatively inexpensive cost of installing a shut-off.

BUILDING EXTERIOR

25. Any alterations to the external structure of the buildings, including, but not limited to:

- Building Additions
- Window or Door replacement
- Garage Door replacement
- Installation of Skylights or Solar Tubes
- Patio fencing, installation or replacement

must be submitted in writing to the Executive Board and be approved in advance. These guidelines are required to ensure our building products warranties.

Requests for such changes must include dimensional sketches where appropriate and provide assurances that such alteration will conform fully to the appearance, relevant sizes, or dimensions and quality of existing Whitehall Farm structures.

All contractors who perform exterior work must be approved by the Executive Board and are required to possess conforming insurance certificates. Debris must be disposed of by the contractor in a proper manner. Said contractor may not utilize the WFCA dumpster.

26. No awnings, window guards, ventilators, window fans or window air conditioning units shall be used and/or attached to buildings, common elements, balconies, decks or private patios. Storage of trash carts or firewood on decks is not permitted.

Owners may not affix any object to the building siding, trim, columns, decks, railings, roof overhang (soffit) without specific approval of the WFCB Executive Board. Due to the risk of voiding the contractor and/or manufacturer's warranty on those surfaces, any item found in violation will be removed immediately and the cost of removal and repair of the affected area will be charged back to the Unit Owner. Requests for installing items by Owners will be reviewed and considered by the WFCB Executive Board and may be installed by a contractor designated by the WFCB Executive Board. This cost of said installation will be charged back to the Unit Owner.

Hybrid and Electric Motor Vehicles charging connections are not permitted without specific approval of the WFCB Executive Board. The Owner must provide the equipment specifications, connection specifications and drawings/plans of the proposed location for the Executive Board's review. Upon approval, only an approved electrician properly licensed and insured will be permitted to install the equipment. Mounting blocks may also be required to be installed by a contractor designated by the WFCB Executive Board, with costs billed to the Unit Owner.

Statues and garden ornaments are not permitted in the front garden areas. The erection of ornamental borders, e.g., pickets, shells, fencing, etc., around flowerbeds/garden areas is not permitted.

27. Window boxes may not be placed against, or attached to, the side of buildings. Firewood may be stored no closer than within two feet of a unit, and not on the wooden decks and not be visible from roadways.

28. No television aerial, satellite dish antenna, or the like shall be attached to, or hung from, the exterior of a building, without the approval of the Executive Board.

29. Unit owners shall do no painting or decorating or make any alterations or construct any improvements to the exterior of the buildings. The paint color of front doors is limited to three shades, as determined/approved by the Executive Board.

BUILDING INTERIOR

30. The agents of the Association and any contractor or workman authorized by the Association may request and secure entry into any unit at any reasonable hour of the day for any purpose permitted under the terms of the Declaration and By-Laws or these Rules and Regulations after giving the owner twenty-four hours advanced notice, except in case of emergency, in which case no notice is required.

31. Insect and pest infestations are a homeowner's responsibility. Wood-boring insects and the like affect the very structure of the homes at Whitehall Farm. Although relatively atypical for this region, termite infestations, which might occur, must be reported to the Executive Board immediately.

32. When leaving your unit unoccupied you must set your thermostats no lower than 55 degrees, turn off your water at the main, turn off your water heater at the circuit breaker, and drain all water pipes including toilets. If you have any specific questions about how to winterize, we recommend that you contact your plumber who should be able to give you the information over the phone. The unit owner may be responsible for any damages to the unit owner's property, the property of any other unit owners and any damages to the Common Area building if the cause of the damage is the result of negligence of the unit owner in question.

33. All damages caused by a unit owner's leaking and/or failed water heater in their unit, and/or to any other units, and/or to any common elements is the sole responsibility and liability of the unit owner. All EXTERIOR damages caused by wind, rain, or natural causes are the Associations responsibility, resulting INTERIOR damages are the owner's responsibility. To help eliminate owner's expenses it is highly recommended unit owners have condominium owners insurance HO-6.

34. Inspection and maintenance of hot water heaters, furnace chimney, clothes dryers exhaust piping, fireplaces and fireplace flues are the responsibility of unit owners.

SAFETY & SECURITY

35. The vehicular traffic pattern on roadways in all commons is *one way*, e.g., *to the right only*. All unit owners, their families and guests, *regardless of the location of their unit in the common, are required to observe this pattern*. The speed limit of 25mph on the main road, and 15mph in the Commons, must be observed by all motorists.

36. No vehicles more than thirty-three feet in length, including moving vans, are permitted beyond the entrance to any common.

37. Guns and weapons of any kind shall not be discharged on the property.

38. Unit owners should not tamper with or interfere with the operation of the lighting bollards anywhere on the property, including placing objects on top of them, leaning trash containers or other items against them, or attempting to right them should they become tilted or fallen. Downed or non-functioning lights should be reported promptly to the Executive Board.

39. No trailers (including boat trailers), snowmobiles, campers, minibikes, ATVs, etc. are to be operated or utilized on the property except to enter or leave the property. The above conveyances

along with boats, RVs, unregistered and/ or tarpaulin covered vehicles may not be stored in any common area, including parking cutouts.

40. No vehicle belonging to a unit owner, a family member, guest, tenant or employee of the owner, including vendors and repair vehicles, shall be parked in such a manner as to impede or prevent ready access to another unit owner's parking spaces or a shared turnaround or designated "No Parking" zones. Turnarounds are "no parking areas".

RESPECT FOR NEIGHBORS

41. No Whitehall resident, their families, agents, employees, guests, visitors and tenants shall make or permit any noises that will disturb or annoy fellow residents of the building or the immediate area.

42. Due to the proximity to adjacent units, dirt or other debris may not be swept or thrown from the unit's doors, windows, balconies or decks, which potentially impacts neighboring units.

LANDSCAPING/GARDENING

43. Unit owners may not undertake changes to landscaping of any common areas, unless requested and approved in advance by the Executive Board, excluding the limited common area around an owner's unit, where some discretionary planting is permitted.

44. Because of the need for overall coherence to the appearance of the Whitehall Farm property, the selection, care and removal of appropriate trees and shrubs in common areas is the sole prerogative of the Executive Board. Unit owners wishing to remove, replace, and/or add any tree or shrub to the unit owner's limited common area must do so in advance consultation with the landscape coordinator of the Executive Board.

RENTAL LEASES/TENANTS

45. In accordance with the By-Laws and Middletown ordinances, any leasing period has to be a minimum of six consecutive months. *The leasing unit owner is required to provide in writing the name, telephone number and leasing period of the prospective tenants, for approval of the Executive Board, to the Whitehall secretary.* The leasing unit owner is required to request permission in advance for any tenant who desires to house a pet on the premises.

46. *These Rules and Regulations must be attached as an addendum to any lease agreement.* All unit owners are to require their new tenants to sign a statement that they have read and will abide by all Rules and Regulations of Whitehall Farm, and to provide each tenant with a reference copy of same.

47. The Association as a matter of practice deals solely with unit owners on all matters, and not directly with their tenants. Therefore, it is a unit owner's responsibility to provide his/her tenants with essential information about their tenancy at Whitehall and to monitor their compliance with

these Rules and Regulations. The unit owner is responsible and liable for the actions of his/her tenants.

DOMESTIC PETS

48. No animal of any kind shall be kept or harbored on the premises without prior written permission of the Executive Board, which permission may be revoked at any time. Dogs must be leashed at all times when outside the owner's unit and may be tied up for brief periods in the limited common area of the owner's unit, and safely away from all walks and roadways.

49. Residents must pick up their pet droppings promptly from lawns and while walking their pets anywhere on the Whitehall property. Failure to do so, as well as a pet's barking which annoys neighbors, and/or vicious behavior by an animal, are (all) causes for revoking permission to house a pet.

***REVISED: June 08, 2021 (Recorded and on record with the Town of Middletown, RI June 16, 2021)**

Note: Rules and Regulations are subject to change and not necessary to be recorded with the Town. Owners should always inquire as to the most updated version.

Dated June 16, 2021

I, Rita Finn, Secretary, of Whitehall Farm Condominium Association (WFCA), Inc. hereby certify that the Rules and Regulations updated June 08, 2021 were approved by the WFCA Executive Board.

Note: Rules and Regulations are subject to change and not necessary to be recorded. Owners should always inquire as to the most updated version.



Rita Finn, Secretary

Whitehall Farm Condominium Association, Inc.



Chris Greene, President



Lee Schiff, Vice President and Treasurer

Rita B. Finn

Rita Finn, Secretary

STATE OF RHODE ISLAND
COUNTY OF Newport

In Middletown on this 16th day of June, 2021, before me, the undersigned Notary Public, personally appeared Chris Greene, proved to me through satisfactory evidence of identification, being [check whichever applies] RI driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose, as President of Whitehall Farm Condominium Association, Inc.

Marjorie A. Lawton
Notary Public Marjorie A. Lawton ID #48251

My commission expires: 6/15/25

STATE OF RHODE ISLAND
COUNTY OF Newport

In Middletown on this 16th day of June, 2021 ^{AZ}, before me, the undersigned Notary Public, personally appeared Lee Schiff, proved to me through satisfactory evidence of identification, being [check whichever applies] MA driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose, as Vice President and Treasurer of Whitehall Farm Condominium Association, Inc.

Marjorie A. Lawton
Notary Public Marjorie A. Lawton #48251

My commission expires: 6/15/25

STATE OF RHODE ISLAND
COUNTY OF Newport

In Middletown on this 16th day of June, 2021 ^{AZ}, before me, the undersigned Notary Public, personally appeared Rita Finn, proved to me through satisfactory evidence of identification, being [check whichever applies] RI driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows



the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by her voluntarily for its stated purpose, as Secretary of Whitehall Farm Condominium Association, Inc.

Marjorie A. Lawton
Notary Public *Marjorie A. Lawton ID #48257*
My commission expires: *6/15/25*



RECORDED: Jun 16, 2021 12:23P
DOC #: 00002175
RECEIPT #: 61394
WENDY J. W. MARSHALL, TOWN Clerk
TOWN of MIDDLETOWN, RI

EXHIBIT G

TO DECLARATION OF WHITEHALL FARM CONDOMINIUM

WITHDRAWABLE REAL ESTATE

EXHIBIT G

EXHIBIT G

WHITEHALL FARM CONDOMINIUM
WITHDRAWABLE REAL ESTATE

PARCEL 1

Commencing at a point in the westerly line of Berkeley Avenue, said point being the northeasterly corner of the hereinafter described parcel and the southeasterly corner of land now or formerly of Manuel and Alexandria Corey;

thence running southerly in the westerly line of Berkeley Avenue for a distance of two hundred (200.00) feet to a point;

thence turning an interior angle of $84^{\circ} 02' 51''$ and running westerly for a distance of one hundred forty-three and eight hundredths (143.08) feet, bounded southerly by land now or formerly of Whitehall Development Associates Limited Partnership;

thence turning an interior angle of $190^{\circ} 59' 02''$ and continuing westerly for a distance of one hundred eighty-six (186.00) feet to a point, bounded southerly by land now or formerly of said Whitehall Development Associates Limited Partnership;

thence turning an interior angle of $91^{\circ} 05' 32''$ and running northerly for a distance of one hundred seventy-two (172.00) feet to a point, bounded westerly by land now or formerly of said Manuel and Alexandria Corey;

thence turning an interior angle of $88^{\circ} 54' 28''$ and running easterly for a distance of one hundred seventy-two and twenty-eight hundredths (172.28) feet to a point, bounded northerly by land now or formerly of said Manuel and Alexandria Corey;

thence turning an interior angle of $90^{\circ} 00' 00''$ and running southerly for a distance of four (4.00) feet to a point, and bounded easterly by land now or formerly of said Manuel and Alexandria Corey;

thence turning an interior angle of $270^{\circ} 00' 00''$ and running easterly for a distance of twenty (20.00) feet to a point, bounded northerly by land now or formerly of said Manuel and Alexandria Corey;

thence turning an interior angle of $270^{\circ} 00' 00''$ and running northerly a distance of four (4.00) feet to a point, bounded westerly by land now or formerly of said Manuel and Alexandria Corey;

thence turning an interior angle of $90^{\circ} 00' 00''$ and running easterly for a distance of one hundred fifty-five (155.00) feet to the point place of beginning, bounded northerly by land now or formerly of said Manuel and Alexandria Corey;

the first and last courses forming an interior angle of $84^{\circ} 85' 07''$; said parcel containing 60,005 square feet.

PARCEL 2

Commencing at the southeasterly corner of land now or formerly of Manuel and Alexandria Corey;

thence running southerly for a distance of forty (40.00) feet to a point, bounded easterly in part by land now or formerly of the National Society of Colonial Dames and in part by land now or formerly of Whitehall Development Associates Limited Partnership;

thence turning an interior angle of $89^{\circ} 52' 39''$ and running westerly for a distance of two hundred fifty (250.00) feet to a point, bounded southerly by land now or formerly of said Whitehall Development Associates Limited Partnership;

thence turning an interior angle of $90^{\circ} 07' 23''$ and running northerly for a distance of forty (40.00) feet to a point, bounded westerly by land now or formerly of Whitehall Development Associates Limited Partnership;

thence turning an interior angle of $89^{\circ} 52' 37''$ and running westerly for a distance of two hundred fifty (250.00) feet to a point, bounded northerly in part by land now or formerly of Whitehall Development Associates Limited Partnership and in part by land now or formerly of Manuel and Alexandria Corey;

the first and last courses forming an interior angle of $90^{\circ} 07' 21''$;

said parcel containing 10,000 square feet.