

Rules and Regulations Whitehall Farm Condominium Association Revised July 2011

GENERAL

1. Unit owners are held accountable for complying with these Rules & Regulations and also insuring that their children, guests, tenants and hired tradesmen abide by them. **The deliberate failure to comply with the Rules & Regulations may result in a fine being levied on the unit owner involved. An unpaid fine will accumulate interest, and be listed as a lien against the property on any future resale certificate for a unit.**
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.
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 and green recycling carts. 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. 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.

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; 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. 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.

13. 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 area.

LIMITED COMMON ELEMENTS

14. "*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.

15. 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.

16. Bird feeders are not permitted on the property.

BUILDING EXTERIOR

17. Any desired alterations to the external structure of the buildings, including, but not limited to, additions, window and door replacement including garage doors, installation of skylights, changes to patio screens must be submitted in writing to the Executive Board and be approved in advance. Requests for such changes must include dimensional sketches where appropriate, and provide assurances that such alterations will conform fully to the appearance, relevant sizes or dimensions and quality of existing Whitehall Farm structures. Only qualified tradesmen hired by the Executive Board are allowed to refurbish clapboards, roofs, etc., of the Whitehall structures.

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

18. Where a unit owner has requested and been approved to install one or more skylights in the owner's unit, all subsequent costs to repair leaks which develop there from and any interior damage in the unit due to such leakage from an improperly installed or maintained skylight shall be assumed by the requesting unit owner, as well as any succeeding owners of the unit.

19. 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 on decks is not allowed, nor is the storage of firewood.

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.

20. 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.

21. 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.

22. 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 four shades, as determined/approved by the Executive Board.

BUILDING INTERIOR

23. 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.

SAFETY & SECURITY

24. 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.

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

26. Guns and weapons of any kind shall not be discharged on the property. The practice of hitting golf balls on the property is forbidden.

27. 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 nonfunctioning lights should be reported promptly to the Executive Board.

28. There is a mandatory scheduled triennial inspection of the fireplace chimney in every unit at no cost to unit owners. If inspection reveals a need to do so, the chimney must be professionally cleaned at the expense of the owner. (A group discount has been arranged.) A limited number of exemptions such as conversion to a gas fireplace or a certified professional inspection/cleaning of a chimney within prior twelve months may be requested. Fines will be imposed for late compliance with this community safety requirement.

29. No trailers (including boat trailers), snowmobiles, campers, motor cycles/bikes, mini bikes, 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.

30. 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.

31. Unit owners, their families, agents, employees, guests, visitors and tenants shall obey all posted traffic, directional, speed and parking regulations promulgated by the Association for the safety, comfort and convenience of Whitehall residents.

RESPECT FOR NEIGHBORS

32. 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.

33. 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

34. 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.

35. 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

36. In accordance with the By-Laws, 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 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.

37. 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.

38. 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.

DOMESTIC PETS

39. 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. No more than two pets per household will be allowed. Pets 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.

40. 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.

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