

RULES AND REGULATIONS  
OF  
GLEN OAKS CONDOMINIUMS NO. , INC.

1. GENERAL REGULATIONS

A. USE OF UNITS

1. No portion of the Common Areas of the Condominium or of the Community Areas and Facilities shall be used for other than the purposes for which such portion was designed.

2. Each Unit shall be used only as a residence for a Unit Owner and member of the Unit Owner's immediate family except if otherwise permitted by the Board of Directors.

3. Except if otherwise permitted by the Board of Directors no industry, business, trade, religious or educational activity, designed for profit, altruism or otherwise, shall be conducted, <sup>to</sup> maintained or permitted on any part of the Condominium, nor shall any "For Sale", "For Rent" or "For Lease" signs or other window displays or advertising be maintained or permitted on any part of the Condominium or in any Unit therein, except by the Declarant for so long as it is the owner of any Units, nor shall any Unit be used or rented for transient, hotel or motel purposes.

4. The Board of Directors, or its designated agent, may retain a pass key to each Unit for use in emergency situations only. No Unit Owner shall alter any lock or install a new lock on any door of a Unit without the consent of the Board of Directors which consent shall not be unreasonably withheld.

5. No electrical device causing electrical overload of the design capacity of such Unit may be used in any Unit without permission from the Board of Directors.

6. No substantial alteration or remodeling of a Unit involving the cutting or moving of partition walls, structural changes or which materially changes the character of a Unit or increases the casualty insurance premiums paid by the Association under the By-Laws may be done without permission from the Board of Directors.

7. Misuse or abuse of appliances or fixtures within the Unit is prohibited; any damage resulting from such misuse shall be the responsibility of the Unit Owner in whose Unit it shall have been caused.

B. USE OF COMMON AREAS AND COMMUNITY AREAS AND FACILITIES

1. There shall be no obstruction of the Common Areas and/or the Community Areas and Facilities nor shall anything be stored in the Common Areas and/or the Community Areas and Facilities without the prior consent of the Board of Directors except as hereinafter expressly provided.

2. Unit Owners shall not cause or permit any sign or other item to be hung or displayed on the outside of windows or placed on the outside walls or doors of any building of the Condominium or of a Unit without the prior consent of the Board of Directors.

3. No garbage cans or trash barrels, or personal property shall be placed in the Common Areas and/or the Community Areas and Facilities, nor shall anything be hung from the windows,

terraces, balconies, or patios or placed upon the window sills of any building in the Condominium; nor shall any rugs or mats be shaken or hung from or on any of the windows, doors, balconies, patios or terraces of any building in the Condominium. No accumulation of rubbish, debris or unsightly material will be permitted in the Common Areas and/or the Community Areas and Facilities except in designated trash storage areas. No clothes shall be hung or dried outside of the Units.

4. No terrace, balcony or patio of any building in the Condominium shall be enclosed or covered by any awning or otherwise enclosed without the consent in writing of the Board of Directors.

5. Unit Owners shall not paint, stain, or otherwise change the color of any exterior portion of any building in the Condominium.

6. Each Unit Owner shall keep his Unit and any Limited Common Area to which he has sole access in a good state of order and cleanliness.

7. Any guest, invitee, or other person in the Condominium with the consent of a Unit Owner expressed or implied, must be accompanied by the Unit Owner, or an adult member of the Unit Owner's family when in the Common Areas.

8. The Community Areas and Facilities and the facilities available pursuant to the Recreational Facilities Lease are for the common use and enjoyment of all condominium associations and all unit owners of Glen Oaks. Such use is subject to such rules and regulations as the Representatives of the Master Condominium Association shall establish and/or as provided in the Declaration and By-Laws.

C. ACTIONS OF UNIT OWNERS

1. No noxious or offensive activity shall be carried on in any Unit, or in the Common Areas and/or the Community Areas and Facilities; nor shall anything be done therein either willfully or negligently which may be or become an annoyance or nuisance to the other unit owners of Glen Oaks, the Association or others, including the making or permitting of any interference with the rights, comforts or convenience of other unit owners of Glen Oaks. No Unit Owner 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 at such high volume, at such hours or in such other manner that the same shall cause unreasonable disturbance to other unit owners of Glen Oaks.

2. Unit Owners shall comply with and conform to all applicable laws of the State of Connecticut and all laws, ordinances, rules and regulations of the County of Hartford and Town of Newington as are applicable and shall save the Association and the other condominium associations and the other unit owners of Glen Oaks and the Master Condominium Association harmless from all fines, penalties, costs and prosecutions for the violation thereof or noncompliance therewith.

3. No animals or pets of any kind shall be raised, bred or kept in any Unit or in the Common Areas or the Community Areas and Facilities, except that a dog, cat or other household pet, approved by the Association, may be kept in the Units, provided



that they are not kept, bred or maintained for any commercial purpose; and provided further that any such pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from such Unit and Glen Oaks upon three (3) days' written notice from the Board of Directors. In no event shall any dog be permitted in any portion of the Common Areas or the Community Areas and Facilities unless carried, or be on a leash, or be curbed in any Common Area or the Community Areas and Facilities, including Limited Common Areas or in any courtyard or street adjoining Glen Oaks.

4. Unit Owners shall be held responsible for the actions of their family, employees, agents, invitees and guests.

D. INSURANCE

1. Nothing shall be done or kept in any Unit or in the Common Areas or the Community Areas and Facilities which will increase the rate of insurance, or cause the cancellation of such insurance, on any Units or the contents thereof, or on any building or other structure, or the contents thereof, in the Condominium, or in Glen Oaks, or of the Association or the Master Condominium Association, without the prior written consent of the Board of Directors. No waste shall be committed in the Common Areas.

2. Unit Owners shall comply with the rules and regulations of the Fire Rating Association having jurisdiction over the Condominium and Glen Oaks and with the rules and regulations contained in any fire insurance policy covering the contingencies referred to in D.1 above.

3. Damage by fire or accident affecting a Unit, or any portion of the Common Areas and/or the Community Areas and Facilities, or the liability of any Unit Owner, or of the Association will be promptly reported to the Board of Directors.

E. MOTOR VEHICLES

1. The parking areas of the Condominium shall not be used for any purpose other than to park passenger automobiles or station wagons not used for commercial purposes in the Condominium. Vehicles may only be parked in areas designated therefor by the Association. No vehicle shall be parked in such a manner as to impede or prevent ready access to other parking spaces in the Condominium. Each Unit Owner shall not use more than one parking space for the parking of his vehicle in the Condominium and shall not use any parking space specifically designated for use by unit owners of condominium associations of Glen Oaks other than the Condominium.

2. In the event more than one vehicle belongs to a Unit Owner, special arrangements must be made with the Board of Directors for the rental of a visitor parking space if any such space is available. Except where specifically rented, visitor parking spaces are only for the temporary use of guests and invitees of Unit Owners or of the Association. Association employees are to park only in areas specifically designated for them.

F. ADMINISTRATION

1. These rules and regulations may be added to, amended or revoked at any time by resolution of the Board of Directors.

2. No Unit Owner shall use any employee of the Association on any private business of the Owner during the employee's working hours.

3. Any complaint regarding the management of the Condominium or regarding actions of other Unit Owners shall be made in writing and delivered to the Board of Directors.

4. A Unit Owner who pays any sum due to the Association to anyone other than the person or persons designated by the By-Laws or regulations of the Board of Directors to receive such sums does so at his own risk and the Association accepts no responsibility therefor.

II. REGULATIONS AND ADMINISTRATION  
OF USE OF FACILITIES UNDER  
RECREATIONAL FACILITIES LEASE

A. SWIMMING POOLS

1. The swimming pools are for the use of the Unit Owners, their families, and their guests.

2. Except by prior arrangement with the lifeguard, the number of guests in one group in the swimming pool areas at any one time will not exceed four.

3. No group of guests over four will be allowed on Saturday or Sunday.

4. Swimming pool hours will be from 9 a.m. to 9 p.m.

5. The swimming pools attendant is in charge of bathing and safe conduct in the swimming pools areas. He is given the Manager's authority in enforcing safety and sanitation regulations.

6. Any person having any apparent skin disease, sore or inflamed eyes, cough, cold, nasal or ear discharges, or any communicable disease shall be excluded from the swimming pool areas.

7. No boisterous or rough play, except supervised water sports, is permitted in the pools, on any diving board, or in the swimming pools areas.

8. Spitting, spouting water, etc. in the swimming pools areas are prohibited.

9. Solo swimming (swimming alone when no other person is in the immediate swimming pools areas) is prohibited.

10. Drinking alcoholic beverages in the swimming pools areas is prohibited.

11. The use of glassware or glass bottles, etc. in the swimming pools areas is prohibited.

12. All individuals will take a shower in their Unit or in facilities provided for that purpose before entering the swimming pools areas and will provide their own towels.

13. Swimming attire will conform to conventional swimming suits.

14. Tobacco, beverages, or food will not be brought within 8 feet of the swimming pools areas.

15. No children in diapers will be allowed in the swimming pools.

16. No pets are allowed in the swimming pools areas.

B. OTHER FACILITIES

1. The other facilities afforded by the Recreational Facilities Lease are for the Unit Owners, their families and guests.

2. Drinking alcoholic beverages, using tobacco, eating food or drinking other beverages are restricted to the areas designated therefor by the Master Condominium Association.

3. No boisterous or rough play is permitted.
4. The Recreational Facilities will be open from 9 a.m. to 11 p.m.
5. No pets are allowed in the Recreational Facilities.
6. The use of the Recreational Facilities shall be subject to such rules as the manager of such Facilities shall establish, including, the period of use and repetitiveness of use of any facility therein.
7. The use of athletic and other equipment in connection with the use of the Facilities shall be subject to such rules as the Manager of such Facilities shall establish.

C. GENERAL ADMINISTRATION

1. All guests must be accompanied by a Unit Owner when using the Recreational Facilities, including the swimming pools.
2. Unit Owners are responsible for the conduct of their guests.
3. Unit Owners will sign the register for themselves and their guests when entering the Recreational Facilities Area.
4. The Recreational Facilities Area shall be kept in a clean and neat condition.
5. The areas demised under the Recreational Facilities Lease are for the use in common of all unit owners and occupants of Glen Oaks. The use of the Recreational Facilities are subject to the rules and regulations of the Association and/or the Master Condominium Association or such other body as the condominium associations of Glen Oaks shall agree on. These rules and regulations may be added to, amended or revoked at any time by resolution of such body.

6. No Unit Owner in its use of the areas demised under the Recreational Facilities Lease shall cause a default thereunder.

7. No Unit Owner shall use any employee of the Recreational Facilities on any private business of the Owner during the employee's working hours.

8. Any complaint regarding the management of the Recreational Facilities or regarding actions of other unit owners of Glen Oaks shall be made in writing and delivered to the body referred to in 5. above.

9. A Unit Owner who pays any sum due under the Recreational Facilities Lease to anyone other than the person or persons designated by the By-Laws or regulations of the Board of Directors to receive such sums does so at his own risk and the Association and/or the Master Condominium Association will accept no responsibility therefor.



## **RULES AND REGULATIONS PARKING**

Adopted November 5, 2005

The Parking Rules and Regulations are enforceable for all areas of Glen Oaks – whether assigned or unassigned. All units in Glen Oaks are allowed to register up to two cars at the Management Office provided all requirements listed under Section 1 have been met. A Glen Oaks Parking Sticker will be assigned for each vehicle registered at the Management Office.

The Parking Rules and Regulations are strictly enforced by the Glen Oaks Master Condominium Association. Failure to comply with any of these rules and regulations may result in fines and the towing of the motor vehicle. In the event a car is towed, it will be done at the vehicle owner's expense.

### **Section 1**

#### **Parking Stickers and Vehicle Requirements**

##### Any resident applying for a parking sticker must:

- Be a resident of Glen Oaks.
- Present his/her Driver's License.
- Present his/her Vehicle Registration.
- Affix the sticker to the vehicle's driver's side rear window.

##### Special Pass:

In the event a leased or borrowed vehicle is to be used in place of the registered vehicle, a special pass must be obtained from the Management Office.

##### Visitor Pass:

- Visitor passes may be obtained from the Management office.
- The pass must be displayed on the driver's side front dashboard.
- Additional regulations regarding visitor parking are provided in Section 4.

##### Restricted Vehicles/Exceptions:

- Campers, mobile homes, boats, boat trailers, recreational vehicles and commercial vehicles are not allowed to be parked on Glen Oaks' property.
- Vans, passenger autos, and ¾-ton-and-under pickup trucks, with combination plates, are allowed, provided the vehicle is registered as required.

##### Return of Glen Oaks Parking Sticker(s):

Parking stickers must be removed from the vehicle and returned to the Management Office in the event any of the following circumstances occur:

- The motor vehicle is sold

- The condominium unit is sold or rented. In the event of a unit sale, it is recommended that at the real estate closing for transfer of title to the unit, the
- removed parking sticker(s) be given to the new owner(s) who should return the same to the Management Office when registering a vehicle for a new parking sticker(s). ***Of Note to New Owner(s): Remember to obtain the parking sticker(s) at the closing.***
- In the event the unit is sold and the parking sticker(s) are not returned to the Management Office, a fee of \$20.00 will be assessed to the new owner(s) of the unit for each replacement sticker.

## **Section 2**

### **General Parking Rules**

Vehicles are only allowed to park in an official parking space. All FIRE LANES and/or NO PARKING ZONES are marked with signs, yellow curbs and/or white stripes. Vehicles registered to Glen Oaks residents are not to park in spaces that are unmarked with or along the roadways. These spaces are designated for **visitor parking only**.

Parking spaces adjacent to dumpsters may not be used the evening before trash pickup. Times are posted on each dumpster. In the event a vehicle is parked in front of a dumpster during the prohibited time, the vehicle may be towed at the owner's expense.

Parking in a fire lane, in another unit owner's assigned parking space, in front of a dumpster during prohibited hours, or in such a way as is deemed hazardous to the safety of others (at the discretion of Management) is prohibited and will result in the immediate towing of the vehicle, at the vehicle owner's expense.

Parking in the Glen Oaks Clubhouse parking lot is designated for guests of the clubhouse facility, pool, and Management Office. Residents of Glen Oaks and/or their guests are not to use this lot. Residents are to use the lot designated for their building and guests (visitors) are to use visitor-parking spaces, or park on the street.

Special parking rules will apply during the winter months. All residents will receive a copy of the applicable Winter Parking Rules prior to December 1 of each year.

### **Exception to General Parking Rules:**

- **Short-Term Parking:** For short-term loading or unloading of a vehicle, parking in a No Parking Area or a Fire Lane is allowed. When the vehicle is parked for such purpose, the vehicle's HAZARD LIGHTS should be flashing until the vehicle is moved.
- **Free Standing Unit Parking:** The driveways to the single units at Glen Oaks are considered to be the parking area for the residents of that particular single unit. Those units are: 321 and 329 Back Lane, and 11 and 40 Cottonwood Road. Visitors to the Back Lane units can park on Back Lane or the driveway. Visitors to the Cottonwood Road units can park on Back Lane, the driveway, and/or the spaces allowed for Visitor Parking. All other parking rules and regulations apply to these units.



### **Section 3**

#### **Third Vehicle Parking – Special Authorization**

Special authorization for a third vehicle sticker may be granted when a residence has a third driver with a third vehicle. A separate application must be filed with the Management Office. The Parking Sticker must be obtained prior to parking the vehicle at Glen Oaks.

**Under no circumstance will more parking passes be issued than are licensed drivers residing in the Unit. Nor will more than 3 vehicles be authorized per Unit.**

### **Section 4**

#### **Visitor Parking Rules**

- Visitor Passes: All unit owners at Glen Oaks may obtain up to 2 Visitor Passes for guest use.
- Visitor Parking Spaces: Visitors may only park in spaces marked with a "V" or on the roadways. When parking on the street caution must be used to avoid Fire Lanes and walkways.
- Display of Visitor Pass: Visitors must display the Visitor Pass on the driver's side dashboard of the vehicle.
- Hours of Display: The pass must be on display at all times.
- Two or More Visiting Vehicles: In the event a resident has more than two vehicles visiting at the same time, a home-made Visitor Pass must be prepared by the unit owner. The date and address of the unit being visited must be on the pass.
- Four or More Visiting Vehicles: In the event there are four (4) or more visiting vehicles to a unit, the unit owner must notify the Management Office in advance of such event and special permission will be granted for parking of the vehicles.

GLEN OAKS



**VISITOR  
PARKING PASS**

INSERT UNIT NUMBER HERE

**UNIT NUMBER**

**EXPIRES**

September 30, 2010

*af*

GLEN OAKS



**VISITOR  
PARKING PASS**

INSERT UNIT NUMBER HERE

**UNIT NUMBER**

**EXPIRES**

September 30, 2010

*af*

**GLEN OAKS VISTIOR  
PARKING RULES**

For easy visibility of Management, all visitors must post this pass in the front windshield, driver's side on the dash board.

All visitors must park in the designated visitor's parking spaces, which are either marked with a V or have no marking. If there are no such spaces available near the unit you are visiting, you must proceed to the next parking lot to find such a space. Visitors may also park on the road side until 2:00 am. DO NOT park in fire lanes (yellow curb). There will be NO road side parking allowed during the winter parking ban from November 1 thru March 31<sup>st</sup> from 2:00 am to 6:00 am.

No other areas are appropriate for visitor parking unless authorized by Management. Visitors parked inappropriately may be issued a violation ticket or the vehicle could be towed at the owner's expense.

If you have any questions please call the Management office at 667-8004.

**GLEN OAKS VISTIOR  
PARKING RULES**

For easy visibility of Management, all visitors must post this pass in the front windshield, driver's side on the dash board.

All visitors must park in the designated visitor's parking spaces, which are either marked with a V or have no marking. If there are no such spaces available near the unit you are visiting, you must proceed to the next parking lot to find such a space. Visitors may also park on the road side until 2:00 am. DO NOT park in fire lanes (yellow curb). There will be NO road side parking allowed during the winter parking ban from November 1 thru March 31<sup>st</sup> from 2:00 am to 6:00 am

No other areas are appropriate for visitor parking unless authorized by Management. Visitors parked inappropriately may be issued a violation ticket or the vehicle could be towed at the owner's expense.

If you have any questions please call the Management office at 667-8004.



**GLEN OAKS MASTER CONDOMINIUM ASSOCIATION, INC.**

182 Cottonwood Road, Newington, CT 06111  
Phone: (860) 667-8004 Fax: (860) 666-7711  
www.glenoakscondos.com

**GLEN OAKS CONDOMINIUM NO. 24, INC.**

**January 22, 2013**

At the Board of Directors meeting of the Glen Oaks Master Condominium Association held on April 16, 2012, and the Board of Directors and Annual meeting of Glen Oaks Condominium No. 24, Inc. held on August 23, 2012, the following Maintenance Standards were adopted for the purposes of:

1. Meeting insurance requirements obtained by the Master Association,
2. Protecting the Associations from costs associated with repairs needed as the result of a Unit Owner failing to maintain their units, and,
3. Adhering to the Common Interest Ownership Act (CIOA) as indicated below.

Each of the 7 associations comprising the Glen Oaks community has agreed to implement these Maintenance Standards no later than July 1, 2012. Glen Oaks Condominium No. 2 will discuss and adopt these standards on August 23, 2012.

The Common Interest Ownership Act (CIOA) states: *"If any common expense is caused by the willful misconduct, failure to comply with a written maintenance standard promulgated by the association, or gross negligence of any unit owner or tenant or a guest or invitee of a unit owner or tenant, the association may, after notice and hearing, assess the portion of that common expense in excess of any insurance proceeds received by the association under its insurance policy, whether that portion results from the application of deductible or otherwise, exclusively against that owner's unit."*

Compliance with these Maintenance Standards is required for the safety of the entire community and to reduce the causes of condominium insurance claims. Unit owners will be held responsible for the repair costs and any other expenses resulting from the failure to follow any of the Maintenance Standards **in excess of any insurance proceeds received by the Association under its current insurance policy, including the deductible.**

**Proposed Maintenance Standards**

**Hot water tanks**

Hot water tanks must be replaced no later than the earliest of:

1. Eight years from the last day of the year it was manufactured. Generally, the last two digits of the hot water heater's serial number represent the year of manufacture.
2. The expiration of the manufacturer's warranty or

3. When the water heater first shows any signs of leaks or rust.

### **Washing machines**

Washing machine hoses must be steel braided. In addition to steel braided hoses, any washing machine located above the first floor of a building must have an automatic shutoff valve.

While it is strongly recommended that the water to the washing machine be shut off after each use, water must be turned off if the unit is vacant for 2 or more consecutive days.

### **Interior temperature**

Unit thermostats must be set at 55 degrees Fahrenheit or higher from November 15 to April 15.

### **Smoke/carbon monoxide detectors**

The following National Fire Protection Association (NFPA) standard must be followed;

1. All unit owners must test smoke detectors and carbon monoxide detectors twice per year during the months of April and October. If the smoke or carbon monoxide detectors are battery operated or have a battery backup, the batteries must be replaced at least once every calendar year and replaced immediately once the detector starts to "chirp" (the low battery warning).
2. If the detector does not go off during testing, or shows any other signs that it is not operating properly, the detector must be replaced immediately.
  - a) All smoke detectors must have labels showing they have passed the tests of the Underwriters' Laboratories (UL) or Factor Mutual (FM). (National Fire Protection Association, NFPA Code 74, Standard for Household Fire Warning Equipment, [www.nfpa.org](http://www.nfpa.org)).
  - b) All carbon monoxide detectors must have labels showing they have passed the tests of the UL or International Accreditation Services (IAS) 6-96 safety standards. (NFPA Code 720, Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment).
  - c) All smoke and carbon dioxide detectors must be replaced at least once every ten years.
  - d) If any detector is electronically connected, it must have a battery back-up

### **Dryer vents**

Dryer vents must have rigid, metal hoses or semi-rigid ducts such as a flexible, aluminum duct. Ducts that are wire-bound white, vinyl flex pipe or wire-embedded foil type are not allowed.

Dryer vents and exhaust ducts must be cleaned at least every 12 months by a contractor licensed by the State of Connecticut in Heating, Piping and Cooling.

## **Electrical**

Total electrical usage in any unit shall not exceed the capacity of the circuits as labeled on the circuit breaker box.

## **Chimneys**

Chimneys must be inspected every year by a contractor who is certified by the Chimney Safety Institute of America (CSIA) or is a member of the National Chimney Sweep Guild (NCSG). Chimneys must be cleaned and/or repaired when recommended by the CSIA or NCSG inspector.

## **Repairs/installations**

1. All maintenance, repairs or replacements performed on space heating and air conditioning apparatus must be done by a contractor who has a current Heating, Piping, and Cooling License issued by the State of Connecticut.
2. All maintenance, repairs or replacements performed on water heaters, plumbing and piping must be done by a contractor who has a current Plumbing and Piping License issued by the State of Connecticut.
3. All maintenance, repairs or replacements performed on the electrical system and wiring must be done by a contractor who has a current Electrical License issued by the State of Connecticut. Note: the Department of Consumer Protection licenses individual electricians, not the electrical company.
4. In addition to holding the above appropriate license, all contractors must maintain a minimum \$1,000,000 in liability insurance.

## **Fire hazards**

No open flames, grills, smoking materials, space heaters or other fire hazards are permitted on second floor balconies nor can they be left unattended or allowed to damage any structure. Any grill or open flame usage on the first floor must be at least 5 feet from the building.

## **Plumbing**

1. All unit owners must check all plumbing fixtures, faucets and exposed pipes, including water pipes and sewer pipes under sinks and in cabinets at least twice a year for leaks or corrosion.
2. Anything that leaks or is corroded must be promptly replaced by a contractor who has a current Plumbing and Piping License issued by the State of Connecticut.

## **Air Conditioner Condensation Pump**

The air conditioner condensation pump must be inspected at least once a year and the drain plumbing placed in the proper drain system.

### **Refrigerator**

The refrigerator ice maker must be properly connected into the water supply line.

### **Water Spigots**

No running water spigots (interior or exterior) must be left unattended or allowed to cause overflow.

**Glen Oaks Master Condominium Association**  
**Year-Round Parking Rules for the MAIN ROADS, Fire Lanes, & Walkways**

Updated Nov. 14, 2014  
Printed: 11/18/2014 10:19 AM  
Page 1 of 3

---

**PLEASE NOTE:** *In addition to these rules, the annual snow-removal policies and procedures will be distributed separately. During snow storms, those rules prevail.*

---

Glen Oaks has approximately 1,000 parking spaces to accommodate all resident, visitor, handicapped, and Clubhouse parking. At the time of its construction, most units had one (but not more than 2) vehicle(s), so parking was considered by the Town of Newington to be adequate for the size of our complex.

Accommodating the growing parking needs of a community of 462 units has been a challenge for some time due to an increase in the number of cars per household, lack of sufficient visitor parking, and the current configuration of parking lots to Buildings. Unfortunately, efforts to increase the number of physical parking spaces are hampered by lack of land, money, and local/state ordinances.

The Glen Oaks Master Association (through the former working agreement) enabled each individual Association to designate two (2) parking spaces per household to address its parking needs. To those who continue to park in their designated spaces, we thank you. The Master Association will continue to allow ON-STREET parking (except in Fire Lanes and walkways throughout the complex) as approved by the Town Fire Marshal. The rules detailed below are meant to DISCOURAGE resident parking on the MAIN ROADS to allow sufficient Visitor parking.

<b>Definitions   Glossary</b>	
Clubhouse parking lot	All parking spaces in the lot adjacent to the Clubhouse
Daytime Parking	Allowable MAIN-ROAD parking between the hours of 6 a.m. and 2 a.m. (refer to the RULES below)
Fire lanes / No-parking Zones	Areas marked by yellow curbs or yellow-painted grids as mandated by the Town Fire Marshal
MAIN ROADS	<ul style="list-style-type: none"><li>• CYPRESS ROAD - Begins at the KITTS LANE entrance and continues over the speed bumps up to the Cottonwood Road extension (the sign reads "Cypress Road ends")</li><li>• COTTONWOOD ROAD - Begins at BACK LANE and continues over the speed bumps—includes the Cottonwood Road extension (first right turn)—then passes the Clubhouse, continuing around the bend up to the 3-way stop intersection of Cottonwood and Cypress Roads</li></ul>
Overnight Visitor Parking	Allowable MAIN-ROAD parking between the hours of 2 a.m. and 6 a.m. (refer to the RULES below)
Parking lots	The areas where residents are assigned to park and <b>include the access passageways leading into the lots.</b> Each of the 7 associations has rules that govern their lots and have their own method of administering identification for visitor parking within those lots <b>and access passageways.</b>
Residents	Person(s) residing at Glen Oaks having resident or renter status.
Visitor	A non-resident (guest) of Glen Oaks
Visitor Passes	Identification placed on the dashboard (or hangtag) in a visitor's vehicle that clearly and <b>boldly</b> displays the unit address being visited (i.e., " <b>999 Cypress</b> ")
Walkways	Areas marked by white-painted grids

**Glen Oaks Master Condominium Association**  
**Year-Round Parking Rules for the MAIN ROADS, Fire Lanes, & Walkways**

Updated Nov. 14, 2014  
 Printed: 11/18/2014 10:19 AM  
 Page 2 of 3

<b>Responsibilities</b>	
MASTER Association	<ul style="list-style-type: none"> <li>Is responsible for the oversight of parking rules applicable to the MAIN ROADS and Clubhouse parking lot. Oversight includes all fire lanes and walkways.</li> <li>Is responsible for posting and marking all fire lanes and walkways.</li> <li>Is responsible to communicate the established rules to the designated towing company and hold them accountable to follow those rules.</li> <li>Is responsible to notify the property management companies of rules established with the towing company.</li> </ul> <p><b>NOTE:</b> the Master Board does NOT reimburse for towing expense. For reimbursement, negotiations must be made directly between the vehicle owner and towing company management.</p>
Individual Associations	Are responsible to set rules/guidelines for their respective parking lots <b>and the access passageways</b> leading into those lots. Each association will continue to distribute visitor passes as appropriate.
Residents	Are responsible to abide by the rules set forth by the Master Association as well as their individual Associations.
Towing Company	<ul style="list-style-type: none"> <li>Adheres to the rules set forth in the signed Agreement. If the towing company is not compliant, the Glen Oaks Master Association reserves the right to terminate the Agreement.</li> <li>It is the responsibility of the towing company OWNER to sign and enforce the towing Agreement.</li> <li>The Towing Company is required to provide proof of the violation by taking a minimum of 2 pictures including the date/time.</li> </ul>

<b>Rules</b>	
Daytime Parking	<ul style="list-style-type: none"> <li>Visitors are allowed to park on the Main Roads between the hours of 6 a.m. and 2 a.m. (a Visitor pass is not required during this time).</li> <li>Parking in fire lanes or walkways is prohibited at all times per the order of the Town Fire Marshal. Vehicles in violation of this Town rule are subject to a fine (ticket) and/or being towed at the vehicle owner's expense.</li> </ul>
Overnight Parking	<ul style="list-style-type: none"> <li>Applies ONLY to visitors of Glen Oaks.</li> <li>A visitor pass is required between the hours of 2 a.m. and 6 a.m.</li> <li>The visitor pass (or hangtag) MUST be clearly displayed on the driver-side dashboard (or rear-view mirror) of any vehicle on the MAIN ROADS.</li> <li>The visitor pass MUST identify the address of the UNIT being visited.</li> </ul>
Clubhouse lot parking	<ul style="list-style-type: none"> <li>General visitor or resident parking is NOT allowed in the Clubhouse lot except for the following:                             <ul style="list-style-type: none"> <li>Resident vehicles visiting the pool (during its hours of operation only)</li> <li>Resident/visitor vehicles attending Clubhouse functions or events</li> </ul> </li> <li>No vehicles are allowed to park in the Clubhouse lot between the hours of 2 a.m. and 6 a.m. [<b>**except for seasonal snow-removal contractor vehicles</b>]</li> </ul>



**Glen Oaks Master Condominium Association**  
**Year-Round Parking Rules for the MAIN ROADS, Fire Lanes, & Walkways**

Updated Nov. 14, 2014  
Printed: 11/18/2014 10:19 AM  
Page 3 of 3

Rules	
Grace Period for Loading/Unloading	Only <b>Visitors</b> are allowed to park on the MAIN ROADS with the appropriate visitor pass clearly displayed. Residents who are loading/unloading in any fire lane for a period of no longer than <b>15 minutes</b> with <b>emergency flashers ON</b> are doing so at their own risk of <u>being fined by Newington Police/Fire Marshal and/or being towed at the vehicle owner's expense.</u> <b>PLEASE NOTE: Per the order of Newington ordinance 404-14: "Parking restrictions; penalties for offenses: No person shall park or permit to stand a motor vehicle in a fire lane which has been established in accordance with this article except when loading or unloading at which time such motor vehicle shall not be unattended. Any person violating this section shall be fined not more than \$100. The registered owner of a motor vehicle shall be presumed to be the operator of such vehicle."</b>
"Towable" violations	<p>Vehicles will be towed at the sole expense of the vehicle owner for any of the following:</p> <ul style="list-style-type: none"><li>• Parking in any designated fire lane or walkway ANYWHERE on the Glen Oaks grounds</li><li>• Blocking access to dumpsters during collection hours</li><li>• Unauthorized parking at the Clubhouse parking lot (between the hours of 2 a.m. and 6 a.m.)</li><li>• Weather permitting, visitor parking on the MAIN ROADS between 2 a.m. and 6 a.m. WITHOUT A VISITOR PASS clearly displayed</li><li>• Vehicles parked on the MAIN ROADS in violation of the Glen Oaks snow-removal regulations distributed annually (i.e., <b>if</b> it is actively snowing and/or roadways are still being cleared regardless of time of day)</li><li>• Vehicles not parked in the direction of the flow of traffic</li></ul>