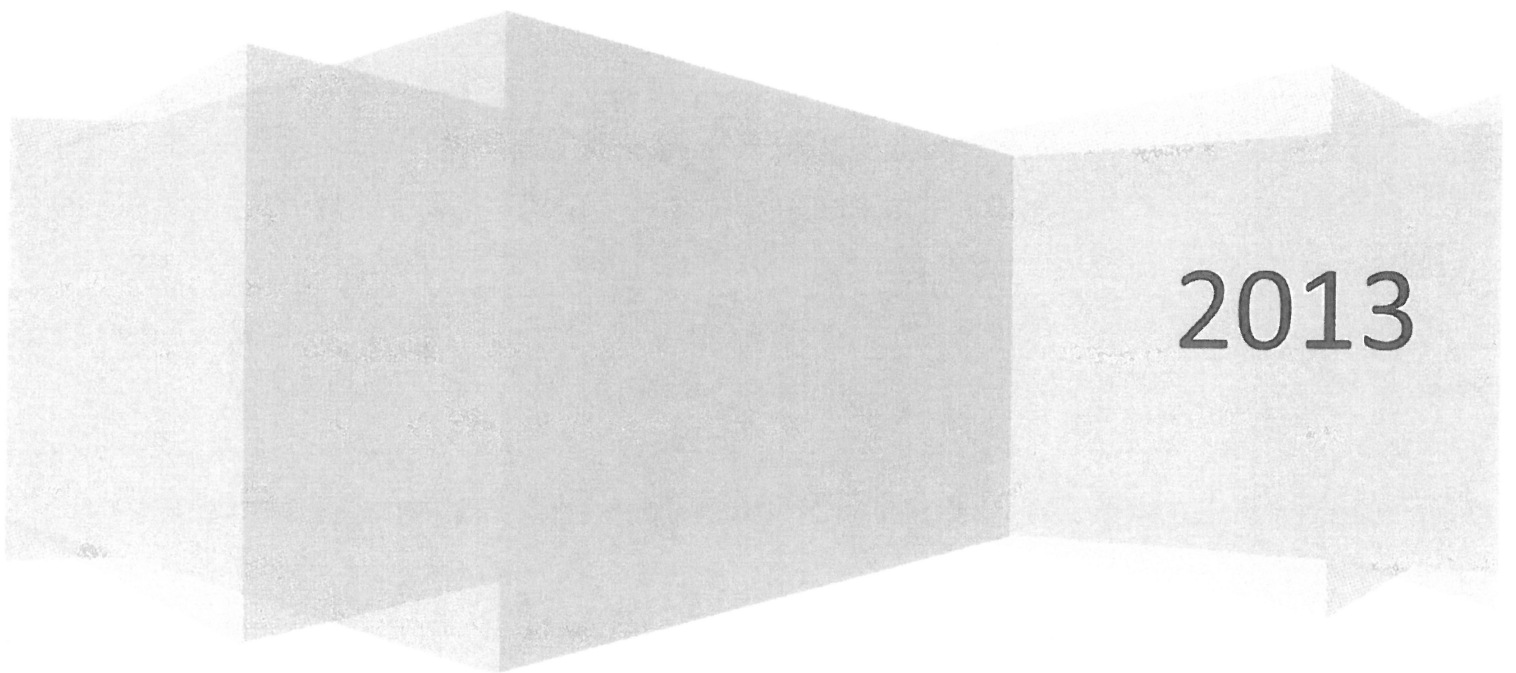


Town in Country

Rules & Regulations



RULES AND REGULATIONS of Town in Country Condominium

USE OF UNITS

1. No part of the property shall be used for other than the purpose for which such part was designed.
2. Each residential unit shall be used only as a residence for a single family.
3. No industry, business, trade, commercial, religious, educational or otherwise (except for home professions without employees or regular visits from the public) designed for profit, altruism, or otherwise shall be conducted, maintained or permitted on any part of the property, 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 property or in any unit therein nor shall any unit be used or rented for transient hotel or motel purposes. Child care on a daily basis for children who live outside of the condominium complex is prohibited.
4. No electrical device creating unusual electrical overloading may be used in the units without the express written permission from the Board of Directors.
5. No substantial alteration or remodeling of a unit involving cutting or moving of partition walls may be done without the express written permission from the Board of Directors.
6. 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.
7. No alteration to the fireplaces is allowed without written permission from the Board of Directors.
8. A rule regulating display of the flag of the United States must be consistent with the federal laws. In addition political signs may be displayed only on the unit owner's window, patio doors or decks 15 days before Election Day and must be removed 48 hours after Election Day.
9. If the unit owner replaces their front door it must be stained dark walnut for a unified look.
10. If a lower unit owner decides to place a roller shade hanging from the patio on the side for privacy. It must be kept in good working order and only colors in the beige or brown family is allowed.
11. All lower units must place their grills when in use away from under the upper decks. You have a grassy space in your limited common area that is to be used. All units are permitted one grill on their patio or deck.
12. ~~Gas or electric grills only; no charcoal or hibachis. Gas tanks must not be kept in units.~~

NO COOKING GRILLS PER WOODBURY FIRE MARSHAL AUGUST 2015

USE OF COMMON AREAS

1. There shall be no obstruction of the common areas nor shall anything be stored in the common areas without prior consent from the Board of Directors except as hereinafter expressly provided.
2. Unit owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls or doors of a building and no sign, awning, canopy, shutter, radio antenna or Television dish (satellite) be affixed to or placed upon the exterior walls or decks without the prior consent of the Board of Directors. If seasonal items are hung they must be either exchanged out or taken down when that holiday or season is over. ONLY Tot Finder stickers are allowed in the windows.
3. Personal property belonging to the unit owners and tenants **MAY NOT** be stored in the common areas such as hallways, under stairwells and laundry room floors, with the exception of two (2) wheel bicycles.
4. No garbage cans, trash barrels or other obstructing personal property shall be placed in the halls or on the staircase landings, nor shall anything be hung from the windows, terraces, balconies or patios or placed on the outside window sills. Nor shall any rugs or mops be shaken or hung from or on any of the windows, doors, balconies, porches or patios or terraces. No accumulation of rubbish, debris or unsightly material will be permitted in common areas except in designated trash dumpster's areas, nor shall unlimited common areas be used for the general storage of personal property unless specifically designated by the Board of Directors as

aforsaid. Common areas are specifically designated for storage shall be kept neat and clean. No items that the unit owners no longer want are to be put in the laundry areas for others to claim, just throw them out in the designated dumpsters. No clothes shall be hung or dried outside of the units in common areas. **No towels, clothes or bedding shall be hung over railings, porches or hedges.**

5. There is to be no planting in any common areas unless authorized by the Board of Directors. . There is to be no climbing vines or trellis affixed to the buildings.

6. Unit owners may peacefully assemble on the common elements to consider matters related to the community, but the association may adopt rules governing the time, place and matter of these assemblies.

ACTIONS OF UNIT OWNERS

1. Other than common household trash, all debris including Christmas trees, used appliances, shall be disposed at the Woodbury Transfer Station (town dump) NO EXCEPTIONS. Any expenses incurred by the condominium association due to improper disposal of debris will be the unit owner or tenant in violation.

2. Firewood may be stored from September 15 to April 15 only. Firewood may be stored on patios and in designated areas. For upper decks a small log rack may be used 36" to 45" long, that holds no more than an 1/8 th cord of wood. No wood shall ever be stored in common hallways.

3. All unit owners renting or leasing their units shall notify the Board of Directors as to the identity of tenants and term of lease. In addition, unit owners will supply the Board of Directors their license number and identification of all automobiles. Unit owners shall supply a copy of the Town In Country Rules and Regulations to all tenants.

4. Unit owners shall be held responsible for the actions of their guest and renters.

5. No noxious or offensive activity shall be carried on in any unit, or in the common areas; nor shall anything be done therein either willfully or negligently, which may be or become an annoyance or nuisance to the other unit owners or occupants. No unit owner shall make or permit any disturbing noises in the buildings by himself, his family, servants, agents, visitors and licensees nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other unit owners or tenants. No unit owner or tenant shall play upon or suffer to be played upon any musical instrument or operate to suffer to be operated any sound producing devices including stereo, television or radio in the premises at such high volume or in such other manner that it shall cause unreasonable disturbances to other unit owners or tenants. Unit owners shall comply with and conform to all applicable laws of the State of Connecticut and all By-Laws, ordinances, Rules & Regulations of the Town of Woodbury and Town in Country and shall save the Association or other unit owners harmless from all fines, penalties, costs and prosecutions for the violation thereof or non-compliance therewith.

7. Please see the separate section in regard to Town in Country's pool rules. Children under the age of 16 shall be restricted from using the pool or pool area unless accompanied by an adult. Children wearing diapers will not be allowed in the pool at anytime. Requests for more guests or to have a small party have to be sent in writing to the Management Company for approval from the Board of Directors.

8. Children may not play in common areas such as hallways, driveways or laundry rooms. No writing on walkways, driveways or the buildings themselves. Toys and bicycles are not allowed to be stored on any lawn areas or by the common doors at anytime.

PETS

1. A dog, a cat or a combination of the two (not to exceed two pets per unit) may be kept in units provided that they are not kept, bred, maintained for any commercial purposes. Seeing eye or hearing dogs are permitted for those persons holding certificates of necessity. To keep a household pet other than a cat or dog will require prior approval

from the Board of Directors. Furthermore no other animals or reptiles of any kind shall be bred, raised or kept in any unit or in the common areas. No Exotic Pets. In addition if a pet causes or creates a nuisance or unreasonable disturbance or noise, the pet owner will be held responsible for such nuisance. No animal shall be allowed to create a nuisance inside or outside the unit (vicious disposition, howling, excessive barking, odor etc). No tethering animals in any portion of the common areas. No dog shall be permitted on any portion of the common area unless carried or on a hand held leash, or be allowed to defecate or urinate in any courtyard or near any patio.

2. All dogs MUST be leashed and attended by their owner when outside. Dogs must be brought to the perimeter areas to relieve themselves. If your dog relieves itself in common areas it must be picked up immediately and disposed of.

3. All animals twelve weeks or older must have a rabies vaccination. All dogs six months or older are to be licensed with the Town of Woodbury.

INSURANCE

1. Nothing shall be done or kept in any unit or in the common areas which will increase the rate of insurance of any of the buildings or contents thereof, applicable for residential use without the prior written consent of the Board of Directors. No unit owner shall permit anything to be done or kept in his/her unit or in the common areas which will result in the cancellation of insurance on any of the buildings, or content thereof or which would be in violation of any law. No waste shall be permitted in the common areas.

2. A unit owner shall comply with the rules and regulations of the New England Fire rating Association and with the rules and regulations contained in any fire insurance policy upon said building or property contained therein.

3. Damage by fire or accident affecting the unit or common areas, or the liability of the unit owners or the Association will be promptly reported to the Management Company immediately following the occurrence thereof.

MOTOR VEHICLES

1. The parking area shall not be used for any purpose other than to park automotive vehicles excluding specifically, oversized trucks, box vans, trailers, or boats, except for these vehicles temporarily on the property for the purpose of servicing the property itself or one of the units. No vehicles shall be parked in such a manner as to impede use of other unit owner's parking spaces. Vehicles that are in violation can be towed without notification and at the owner's expense.

2. Unit owners are assigned two (2) parking spaces and they are all marked with the unit numbers. Only two vehicles per unit are allowed. There are a few visitor parking spaces near each building. Please be courteous of these spaces since they are very limited. If you only have one car but you park in the middle of both spaces and you are having company, please utilize your second unused space for your company before using the visitor parking. Parking other than in the designated spaces is not allowed.

3. Only registered vehicles may be kept on the premises. Any vehicle which is not owned or leased by a resident may not be kept on the premises. However the following exceptions are allowed: company car, loaners from a garage or a town/state/government car.

4. No motorized vehicles including miniature cars, mopeds, bicycles, off road vehicles such as dirt bikes, snowmobiles, trail bikes, jeeps, ATV's and other 4 wheel drive or such vehicles may be stored on the Common or Limited Common Elements nor may they be brought onto the property or driven on lawns, sidewalks or roadway within the Property. Exception is motor assisted bicycles or wheelchairs as permitted by state law.

ADMINISTRATION

1. Any additions or amendments to Rules & Regulations will be distributed to all unit owners for comments prior to incorporation. 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 Directors.
2. No unit owner shall send any employee of the management out of the property on any private business of the owners.
3. Any complaint regarding the management of the condominium or regarding actions of other unit owners or tenants shall be made in writing to the Management group who will then forward it on to the Board of Directors for review.
4. "Due Process" in the event of any violation of the By-Laws or Rules & Regulations, the alleged violator shall be notified by telephone first of the alleged violation and request to correct and desist from such alleged violation. If the violation is not corrected then a letter will be sent via certified mail. If the unit owner or tenant disputes the alleged violation he or she may request a hearing within 10 days of the date of such notice. The hearing may take place at the next Board of Directors meeting or an emergency meeting of the BOD may be called if the circumstances so warrant. At that time, the BOD to Town in Country shall call for a hearing to take place before a committee of not less than three (3) resident unit owners, at least one of whom shall be a board member. Fines are \$25.00 per day for violations.
6. Any cost, charge, fee or expense, including attorney's fees incurred by the Association as a result of the acts, failure to act, negligence, conduct of an owner(or owners tenants) shall be recoverable from the owner as a common expense assessment. In the event a lawsuit arises between the Association and a unit owner, all costs, expenses and attorney's fees incurred by the Association prior to, during, or after the trial in connection with the dispute shall be paid by the owner including, but not limited to all attorney's fees expended in connection with a counterclaim or cross-claim.

A unit owner is responsible for ensuring that a tenant complies with the Declaration, By-Laws, Maintenance Standards and Rules & Regulations. Any violation by a tenant is a violation of the unit owner. A fine assessed for a tenant's violation is payable by the unit owner. Failure to pay the fine may result in collection action being taken against the unit owner including, but not limited to, foreclosure against the unit owner for title to the unit.

In the event of a conflict of terms, the Town in Country Condominium By-Laws prevail.

Mailed to all Town in Country unit owners of record as of January 18, 2013 for Comment.

Comment is to be mailed to the TIC Board of Directors c/o Dobbin Management, Inc., P. O. Box 576, Naugatuck, CT 06770-0576 or emailed to jean@dobbinmanagement.com.

Comment must be received no later than Tuesday, January 29, 2013.

Town in Country Condominium Association, Inc.

c/o Dobbin Management, Inc.

35 Porter Avenue, Lower Level, Suite 8B

Naugatuck, CT 06770-1973

(203) 723-2090

September 28, 2015 mailed to owners

October 8, 2015 Posted for all residents

NOTICE TO ALL RESIDENTS

Fire Marshal/State Fire Code and Cooking Grills at TIC. The Woodbury Fire Marshal and members of the board and the manager met with Fire Marshal Janet Morgan on September 11 to discuss her letter received in August advising that outside cooking devices may no longer be kept or used on decks and patios at TIC. A copy of the letter was mailed to all owners and will be provided to tenants upon request.

Regardless of whether or not cooking devices are ‘permanently installed’ (direct gas line or electric hookup), grills of any kind will no longer be permitted because the cooking devices would have to be kept ten (10) feet away from the structure.

The board members looked at every way that continued use of grills can be accomplished but there was no reasonable solution. Consequently, outdoor cooking devices of any kind must be removed from the property.

All residents are asked to have propane gas tanks removed from the property immediately, and that grills are removed by November 1. The Association is looking into providing a means of disposal in the event residents have no one to give it to or remove it.

The September meeting rescheduled for October 6th was cancelled due to lack of quorum and has been rescheduled to Tuesday, October 13th at 6:30 PM at the DMI office.

Town in Country Condominium Association, Inc.

Executive Board of Directors

POSTED 10/08/15

2014 WOODBURY FIRE DEPARTMENT INSPECTION

The annual February inspection was rescheduled several times and was finally conducted on Friday, March 20 by **Deputy Fire Marshal Brian Proulx** accompanied by the Manager. Apparently many residents thought the inspection had been done already and it was safe to be in violation of the Fire Code as there many more violations than in the past few years. ***If not cured, residents in violation may be subject to ticketing and court appearance and a fine not less than \$200.***

In his cover letter to Management detailing the results of the inspection, he writes:

“You are hereby ordered to take the proper corrective action to remove or remedy all listed violations within thirty (30) days from the day that this Notice is received.¹”

“This is the only order you will receive. This Office will conduct a re-inspection of the premises to determine compliance with this order after the expiration of the thirty day (30) time period. Your failure to comply with this order within the time period specified as determined by said re-inspection constitutes your failure to comply with the Connecticut State Fire Safety Code which may subject you to criminal prosecution as prescribed by Connecticut General Statute Section 29-306 with penalties of a fine not less than two hundred dollars (\$200) nor more than one thousand dollars (\$1,000) or imprisonment of up to six months, or both, as prescribed in Connecticut General Statute Section 29-295. Non-compliance may also result in a civil proceeding against you as authorized in Connecticut General Statute Section 29-306.”

General:

- Electrically-powered air fresheners such as **Glade or Renuzit** shall not be installed in the Common Area. Those found were removed. (When empty, these create electrical fires!)
- There shall be no storage in the Common Areas (Storage of personal property in the utility rooms was cited in five hallways! Remove immediately if this is your personal property.)
- There shall be no storage of combustible materials in the common areas. This would require the removal of all plastic containers, shovels, furniture or other combustible items.
- The following hallways were in noncompliance. The specific unit numbers have not been listed here but have been noted. If found upon re-inspection, the Fire Department may issue a court summons (fines no less than \$200)² and the Association will issue Notice of Violation, Call to Hearing and fines at the rate of \$25 per day until cured.)

- 11X - shoes and boots
- 13X - boots and flowers
- 14X - Christmas decoration on wall light fixture
- 15X - small foot stool or bench
- 21X - utility room storage (two ladders, spray cans, shoe scraper)
- 23X - shovel and boots, rear patio blocked with excessive storage
- 24X - flowers, umbrella stand, personal items in utility room
- 34X - small table in hallway
- 35X - storage in utility room, small table in hallway
- 43X - storage in utility room, storage of unacceptable items under stairwell
- 44X - dried live wreath
- 45X - storage in utility room, a rear patio blocked by excessive storage

Please always comply with the Association Rules and the Fire Code going forward. Common area floors, stairs or utility rooms are NOT to be used for anyone’s personal property whatsoever. Thank you

¹ The letter was received at the Management office via email on March 20. Re-inspection may take place any time on or after April 20.

² The Fire Marshal keeps a record of units that have been cited from year to year and may decide to ticket repeat violators.