

# STRONG FARM ESTATES CONDOMINIUM

## RULES AND REGULATIONS

In this rules and regulations, the word "Condominium" shall refer to STRONG FARM ESTATES CONDOMINIUM and the words " Common Area and Facilities," "Trustees," "Unit" and "Unit Owners" shall have the meaning given to these terms in the Master Deed creating STRONG FARM ESTATES CONDOMINIUM.

### 1. COMMON AREA AND FACILITIES

- A. Unit owners shall not obstruct, deface, litter, destroy, alter or misuse in any manner the Common Area and Facilities.
- B. No articles of personal property shall be left unattended in the common areas, parking areas, sidewalks, lawns or elsewhere in the Common Areas except in those areas, if any, specifically designated by the Trustees.
- C. All personal property placed in any portion of the Common Area shall be the sole risk of the Unit Owner, and the Trustees shall not be liable for the loss, destruction, theft or damage to such property.

### 2. PETS

Only one domesticated pet of 25 pounds or less may be kept on the premises. It must be registered with the Secretary of the Board of Trustees using the appropriate certification form.

In no event shall pets be allowed in any common area unless they are on a leash. Pet Unit Owners shall be responsible for any damage to Common Areas or other Units caused by there pets. Pets shall not be allowed to defecate on Common Areas and Pet Unit Owners shall be responsible for the removal of pet feces from the Common Area.

### 3. WINDOWS, PORCHES, AND PATIOS.

- A. Each Unit Owner shall keep the porches and/or patio of each Unit clean and neat at all times, at the Unit Owner's sole cost and expense. In no event shall the porches be painted or otherwise altered to change their uniform appearance with the other porches of the Condominium.

- B. No awnings, antennas, aerials, signs or other alterations or projections shall be attached to the outside walls of the Unit, or hung or displayed from any window, porch or patio.
- C. No porches or patios shall be used as a storage area of unused furniture or other articles.
- D. No laundry, rugs, drapes, mops, or other items shall be hung outside any window, porch or patio.
- E. Residents shall not be permitted to install any additional heating or air-conditioning equipment from any window, porch or patio.

4. PARKING AND VEHICLE REGULATION

- A. Driveway and street parking are intended to be solely for the parking of registered automobiles. No buses, trucks, vans, trailers, recreational vehicles, or boats may not be parked in any driveway or street parking without express written consent of the Trustees.

No vehicle will be parked on the grass in front of the homes.

- B. All Unit Owners, and their guest shall observe and abide by all parking regulations. Vehicles parked in violation of any regulations may be towed away at the violator's sole risk and expense.
- C. Car washing and waxing activity will be restricted to the driveways and garages serving each home. Other car maintenance and repair work will not be permitted at STRONG FARM ESTATES.
- D. No unregistered vehicle shall be stored in driveways or any common area.

5. TRASH DISPOSAL

All household garbage must be stored in closed containers in the garages.

Trash shall be picked up by the Town of South Hadley and Unit Owners are responsible to put out their trash on the days so designated for trash pick up and are responsible to remove any receptacles by the end of the

day that the trash is picked up. It shall be the resident's responsibility to dispose of any trash too large to be disposed of by normal town trash pick up.

6. CONSTRUCTION WORK

- A. All construction work in a Unit shall be restricted to the hours between 8:00 o'clock a.m. and 5:00 p.m. on weekdays and Saturdays. No construction shall take place on Sunday or Holidays.
- B. Removal of construction debris from a Unit shall be the responsibility of the Unit Owner. Unit Owners will be charged for the removal of debris and any extra cleaning of the Common Area and Facilities which result from the remodeling of an individual Unit.

7. LANDSCAPING AND PLANTS

- A. No Unit Owner shall change the landscaping design of the Common Area and Facilities without the express written consent of the Trustees.

Potted plants placed on the porches may be changed and arranged at the discretion of the owner.

- B. Potted plants only will be allowed in the front of the garages no greater than 24 inches high.
- C. No bedding plants are allowed in front shrubbery area, around trees or any area around the Units.
- D. No lawn ornaments or artificial flowers allowed.

8 MISCELLANEOUS

- A. No resident shall use, employ, or direct any employees of the Trust or its managing agent during the hours of there employment for any private business. All request for there services must be directed to the Trust or its managing agent.
- B. No Unit Owner shall use his Unit in such a fashion which results in the cancellation of insurance maintained by the Trustees or the increases the cost of such insurance except that uses resulting in increase in premiums

may be allowed by specific arrangement with the Trustees providing for the payment of such increased cost by the Unit Owner.

- C. No noxious or unreasonably offensive activity shall be carried on in any Unit, or in the Common Area 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 Owner or occupants.
- D. No clothes line shall be allowed.
- E. Barbecuing and other forms of outdoor cooking shall be permitted only on the rear patios of the Units.
- F. No "For Sale" signs, "For Rent" signs or other forms of advertising will be displayed on vehicles, buildings, or in the windows that will be visible from the walks or roadways.
- G. Units that are "For Sale", a 24 in. x 24 in. "For Sale" sign may be erected on the grounds in front of the Unit for sale.
- H. No solicitation or advertising handouts on a door to door basis shall be permitted on the properties of STRONG FARM ESTATES.
- I. Wreaths and other types of decoration items in keeping with the seasons, may be hung from the front entrance doors of the Units.
- J. Traditional holiday display of lights and decorations during the fall and winter seasons may be displayed in the front of the Unit and must be removed one week after Halloween, and one week after New Year's Day.
- K. "Flags" only American flags may displayed. They may be no larger then 3'x5'.
- L. Modifications to the exterior of the Unit is prohibited without express written consent of the Trustees.