

**HIGHLAND WOODS CONDOMINIUM ASSOCIATION  
HIGHLAND AVENUE, WATERBURY, CONNECTICUT  
RULE TO PROHIBIT DOGS**

The Highland Woods Condominium Association, Inc. was established pursuant to Declaration of Condominium by Blueberry Hill Corp. ("Declaration") filed in the Land Records of the City of Waterbury, Connecticut on October 16, 1986 in Volume 1966, Page 178, said Declaration was amended on March 19, 1987 and recorded in Volume 2047, Page 76, and further amended on May 21, 1987 in Volume 2085, Page 48, and further amended on March 23, 1988 in Volume 2258, Page 136 and further amended on March 2, 1989 in Volume 2436, Page 182 and further amended on June 26, 1990 in Volume 2632, page 42 and further amended on August 15, 1990 in Volume 2646, Page 331 and further amended on January 31, 1991 and recorded on February 15, 1992 in Volume 2706, Page 13 (Phase VIII), all in the Waterbury Land Records. By virtue of a deed and an assignment of development rights by Blueberry Hill Corp. to the Naugatuck Savings Bank dated March 11, 1991, the Naugatuck Savings Bank became the Successor Declarant. The deed was recorded on March 14, 1991 in Volume 2714, Page 203 in the Waterbury Land Records. The assignment of development rights was recorded on February 11, 1992 in Volume 2818, Page 321 in the Waterbury Land Records. The Declaration was thereafter amended by the addition of a final Phase IX by the Successor Declarant dated January 21, 1992 and recorded February 11, 1992 in Volume 2818, Page 319 in the Waterbury Land Records. Together with the Limited Common Elements as shown in said Declaration of Condominium.

The Condominium Association has established Rules and Regulations and the Rules and Regulations have been amended from time to time by the Executive Board.

The Executive Board on April 16, 2003 adopted the following amended Rule for pets:

**Pets**

**For the safety and protection of all members of the community, all pets must be registered with the Association. DOGS are not allowed. This will allow stray animals or pets causing disturbance or damage to be identified to a particular unit. Registrations will require certifications that cats have been treated with rabies vaccine. Pet registration forms will be available from the management company.**

**No animals, birds, or reptiles of any kind shall be raised, bred, or maintained in units for any commercial purposes. Cats or domesticated birds may be kept in units. Cats and birds are restricted to two per unit. Any pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the property within three (3) days after Notice and hearing from the Board of Directors. Owners and caretakers of pets are held responsible for any damage or injury caused by any pet(s) owned by them, their families, guests or tenants.**

**During such time when a pet is housed in a unit, the owner will indemnify the Association harmless against any and all claims, liabilities, demands, debts, obligations, costs and expenses which may be sustained by or asserted against the**

Association and the members of its Board of Directors by reason of acts of said pets committed in or about the condominium property, and the unit owner shall also be responsible for the repair of all damage resulting from acts of said pet.

Seeing eye dogs and hearing ear dogs will be permitted for those persons holding certificates of necessity.

The Executive Board on 21<sup>st</sup> day of March, 2007 has ratified a prior Rule Amendment to prohibit dogs from being kept anywhere on the Condominium property including within a Unit. The Executive Board has also acted to amend the Condominium Rule concerning pets to the following:



No dogs shall be allowed to reside on any Highland Woods Association property including within units. Any dog that presently resides within the Association may remain, but the dog may not be replaced if the dog dies or is otherwise removed from the Association property. A dog may not visit any Unit for any period of time.

The Executive Board following notice and hearing to any owner of a unit where a violation of this prohibition on dog rule is believed to have occurred or is occurring may impose a fine of \$25.00 per day for each day that the violation has occurred or continues to occur until the violation ceases. The Executive Board shall also have the right to initiate court proceedings seeking an injunction to enforce this prohibition on dogs and in such case the owner of the unit where the violation is occurring shall be responsible for all costs of such legal proceedings including reasonable attorney's fees incurred by the association to enforce this Rule. Unit owners shall be responsible for any violations within a unit if the violations are by Tenants and/or guests visiting a unit.

Seeing eye dogs and hearing ear dogs will be permitted for those persons holding certificates of necessity.

This Rule has been approved by the Highland Woods Condominium Association, Inc. Executive Board on March 21, 2007 and shall be recorded on the Waterbury Land Records.

HIGHLAND WOODS CONDOMINIUM ASSOCIATION, INC.

By:    
 Charles Burnett    
 Its President Town Clerk   
 Waterbury, CT

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