

**WOODLAND HEIGHTS CONDOMINIUM ASSOCIATION
YALE STREET, WATERBURY, CONNECTICUT
RULE TO PROHIBIT DOGS**

The Woodland Heights Condominium Association, Inc. was established pursuant to Declaration entitled "Declaration of Woodland Heights" by T&F Development Corporation dated August 9, 1988, recorded August 11, 1988 in Volume 2339, Page 117 of the Waterbury Land Records, which Declaration was amended by Amendment to Declaration dated August 9, 1988, recorded August 11, 1988 in Volume 2339, Page 151 of the Waterbury Land Records, which Declaration was further amended by Amendment to Declaration dated and recorded October 17, 1989 in Volume 2538, Page 262 of the Waterbury Land Records, which Declaration was further amended by Amendment to Declaration dated August 18, 1993 and recorded August 20, 1993 in Volume 3000, Page 170 of the Waterbury Land Records.

The Condominium established Rules and Regulations at the time the Declaration was first recorded. ~~The Rules contain a provision to prohibit dogs as follows:~~ *


Woodland Heights Rule Section 3.3 Pets

"Section 3.3 – Pets. No animals, birds or reptiles of any kind shall be raised, bred or kept on the property or brought on the Common Elements, except that no more than one approved cat or other household pet may be kept. **Dogs, dangerous animals, birds or reptiles, snakes of any kind and other animals, birds or reptiles not customarily considered a household pet are prohibited.** All authorized pets must be approved and licensed by the Executive Board or the manager as to compatibility with the Common Interest Community. The Executive Board or the manager shall have the sole discretion in determining whether the pet is one that is not prohibited or compatible with the Common Interest Community. Pets may not be kept, bred or maintained for any commercial purposes. Any pet causing or creating a nuisance or unreasonable disturbances or noise shall be permanently removed from the Property within three (3) days' after Notice and Hearing from the Executive Board. In no event shall any approved cat or pet be permitted in any portion of the Common Elements unless carried or on a leash. No approved cat or pet shall be curbed in any courtyard or close to any patio or terrace, except in the street or special areas designated by the Executive Board. The owner shall hold the Association harmless from any claim resulting from any action of his or her pet. ~~Seeing eye dogs and hearing dogs will be permitted for those persons holding certificates of necessity.~~ Pet droppings and the proper disposal thereof shall be the responsibility of each Unit Owner. ~~Failure to remove pet droppings from the~~

Common Areas will result in automatic fines up to the limit authorized in the governing documents. Repeated violations by a Unit Owner to properly tether pets or to dispose of their pet droppings will cause a forfeiture of the Executive Board's permission to keep a pet."

This Rule is being recorded on the Waterbury Land Records in order to provide additional notice that it is the intention of the Executive board to strictly enforce this Rule. This means that dogs are prohibited from all Condominium property including within units for any period of time and/or for any purpose. This also means that a dog may not visit any unit for any period of time. The only exception will be dogs that are needed for genuine health related concerns and in such cases certificates of necessity shall be presented to the Executive Board for approval.

WOODLAND HEIGHTS CONDOMINIUM
ASSOCIATION, INC.

By: 
Franklin G. Pilicy
Its Attorney

Received For Record
Feb 19, 2009 11:43A
Antoinette C. Spinelli
Town Clerk
Waterbury, CT

00041147

Woodland Heights Condominium Association, Inc.

Rules & Regulations

The following is a summary of the Association's rules and regulations. For full explanation of rules, see your condominium documentations and refer to the sections noted.

Vehicles & Parking

Commercial Vehicles

- **Section 2.5 Trucks and Commercial Vehicles:** All Commercial Vehicles are allowed for temporary loading and unloading.
- **Section 6.2 Registration:** Construction and management vehicles not registered will be identified by a special pass card.

Unit Parking

- **Section 6.2 Registration:** All vehicles on premises must be registered. All vehicles parking for more than 72 hours must display either a vehicle sticker or carry a guest pass.

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- **Section 6.4 Guest Pass:** Unit Owners can request a guest pass for any one staying for more than 72 hours with them. Otherwise, the guest runs the risk of towing charges.
- **Section 6.5 Limitation on Use:** If a Unit Owner owns a garage, he/she must garage one of his/her vehicles overnight and not in an outside space.
 - Parking spaces are for no other purpose than to park motor vehicles
- **Section 6.6 Visitor Parking:** Guest passes are limited to 3 days only unless special arrangements are made ahead of time.
- **Section 6.9 No Parking Areas:** Vehicles can not block access to a road, driveway, walkway, etc... or the owner is subject to towing, violations, and a Notice of Hearing.

Speed Limit

- **Section 6.7 Speed Limit:** All residents must adhere to the speed limit
Driveways: Five (5) Miles per hour

Restricted Vehicles

- **Section 6.8 Snowmobiles, Off Road and Unlicensed or Immobile Vehicles:**
 - Snowmobiles, trail bikes, off road, immobile and unlicensed vehicles are prohibited. Except for motor assisted bicycles and wheel chairs as permitted by state law.
 - Non operative vehicles, restricted
 - No maintenance of vehicles on premises.


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- Commercial Vehicles, trucks, Vans and vehicles having a capacity of more than three-quarter ton are prohibited.
 - Trailers, RV's, boats, motorcycles, vehicles with four-single-tired wheels or more.
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- **Section 2.5 Trucks and Commercial Vehicles:** Trucks, vans, trailers, RV's, motorcycles, boats and commercial vehicles are not allowed

Pets

Pet Restrictions

 **Section 3.3 Pets:** No dogs, dangerous animals, birds or reptiles, snakes of any kind any kind and other animals considered a household pet are allowed.

- No more than one approved cat is allowed
- All authorized animals must be approved by the Executive Board/Manager.
- Cats are not permitted in Common Elements unless carried or on leash.
- Cats can not be close to any patio or terrace
- Cats can only be in designated areas and in the streets
- Seeing Eye Dogs & Hearing Ear Dogs will be permitted for persons holding certificated of necessity
- Failure to pick up after pets will result in fines

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Safety & Health

- **Section 1.3 Access by Executive Board and Secured Space:** The Executive Board/manager/and or designated agent may retain a master key for all units. No Unit Owner may alter or change the locks without notifying the Board/manager or agent immediately.
- **Section 1.4 Electrical Devices or Fixtures:** No electrical overload of standard circuits.
- **Section 1.9 Electrical Usage:** Total electrical usage in any unit is labeled on the circuit breaker boxes and should not exceed that capacity.
- **Section 2.1 Obstructions:** There should not be any obstructions in the common areas nor should there be anything stored in the common areas without prior consent from the EBM.
- **Section 3.6 Lint Filters on Dryers; Grease Screens on Stove Hoods:** Lint Filters and Grease Screens must be maintained by the unit owner
- **Section 4.2: Rules of Insurance:** Rules and Regulations of the New England Fire Rating Association must be complied by ALL unit owners and occupants.
- **Section 4.3: Reports of Damage:** Any and all fire or accident affecting property, persons, etc... must be reported to the Manager/Director.

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Use of Premises

- **Section 1.1 Occupancy Restrictions:** Units are limited to single families and garages are limited to occupancy for storage of vehicles and accessory storage.
- **Section 1.2 No Commercial Use:** No commercial activities, window displays, or advertising is allowed as part of a business.
- **Section 2.6 Alterations, Additions or Improvements to Common Elements:** No additions, alterations, or improvements made to the common elements of any unit. Only holiday decorations may be hung on the doors, outside walls and trees; no signs, awnings, canopy, shutter, antenna, laundry, etc...
- **Section 3.2 Compliance With Law:** No immoral, improper, offensive or unlawful use may be made by Unit Owner or to property.
- **Section 3.4 Indemnification for Action of Others:** Unit Owners are not to hold others responsible for the actions of their children, tenants, guests, pets, invitees or licensees.

Maintenance

- **Section 1.5 Trash:** Trash is not to be stored outside units it is to be placed in designated containers.
- **Section 1.6 Displays Outside of Units:** Unit owners shall not cause or permit anything other than curtains, draperies, holiday decorations to be hung or expose at or on the outside of the windows.

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- **Section 1.7 Painting Exteriors:** Unit Owners shall not paint, stain, or otherwise change the exterior of any exterior portion of any building without prior consent from the board.
- **Section 1.8 Cleanliness:** Each Unit Owner should maintain and preserve his/her unit.
- **Section 2.2 Trash:** No garbage cans/barrels can be placed outside the units or common units, except in designated areas. Mops and rugs may not be shaken from windows, doors or patios.
- **Section 2.3 Storage:** Only garbage and trash in appropriate storage containers in allowed.
- **Section 5.1 Deposit of Rubbish:** Every Unit will have a designated rubbish removal location. Rubbish is to be deposited in that location only and long term storage is prohibited.

Noise

- **Section 2.4 Proper Use:** No nuisances, vandalism, boisterous, or improper behavior.
- **Section 3.1 Annoyance or Nuisance:** No noxious, offensive, dangerous or unsafe behavior activity in any unit.

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Other

- **Section 3.5 Employees of Management:** Unit owners may not use employees of the management for private business.
- **Section 4.1 Increase in Rating: Unit Owner shall not** permit anything to be nor shall anything be done which will result in an increase or cancellation of insurance.
- **Section 6.1 Compliance With The Law:** All person will comply with the law.
- **Section 6.3 Registration Application:** Manager will register vehicles on a special application form which will issue parking stickers. Fire lanes, driveways, and no parking areas are prohibited areas and vehicles may be towed at owner's expense.