

**RULES  
OF  
RENAISSANCE COMMONS CONDOMINIUMS**

**(Public Offering Statement Exhibit C)**

**TABLE OF CONTENTS**

**ARTICLE I - Use of Units Affecting the Common Elements**

- Section 1.1 - Occupancy Restrictions
- Section 1.2 - No Commercial Use
- Section 1.3 - Access by Executive Board and Secured Space
- Section 1.4 - Electrical Devices or Fixtures
- Section 1.5 - Trash
- Section 1.6 - Displays in Windows of Units
- Section 1.7 - Cleanliness
- Section 1.8 - Electrical Usage

**ARTICLE II - Use of Common Elements**

- Section 2.1 - Obstructions
- Section 2.2 - Trash
- Section 2.3 - Storage
- Section 2.4 - Proper Use
- Section 2.5 - Trucks and Commercial Vehicles
- Section 2.6 - Alterations, Additions, or Improvements to Common Elements

**ARTICLE III - Actions of Owners and Occupants**

- Section 3.1 - Annoyance or Nuisance
- Section 3.2 - Compliance with Law
- Section 3.3 - Pets
- Section 3.4 - Indemnification for Actions of Others
- Section 3.5 - Employees of Management
- Section 3.6 - Lint Filters on Dryers; Grease Screens on Stove Hoods

**ARTICLE IV - Insurance**

- Section 4.1 - Increase in Rating
- Section 4.2 - Rules of Insurance
- Section 4.3 - Reports of Damage

## **ARTICLE V - Rubbish Removal**

- Section 5.1 - Deposit of Rubbish

## **ARTICLE VI - Motor Vehicles**

- Section 6.1 - Compliance with Law
- Section 6.2 - Registration
- Section 6.3 - Registration Application
- Section 6.4 - Guest Pass
- Section 6.5 - Limitations on Use
- Section 6.6 - Visitor Parking
- Section 6.7 - Speed Limit
- Section 6.8 - Snowmobiles, Off Road and Unlicensed or Immobile Vehicles
- Section 6.9 - No Parking Areas
- Section 6.10 - Limited Use of Trucks, Vans, Trailers and Commercial Vehicles

## **ARTICLE VII - Rights of Declarant**

## **ARTICLE VIII - General Administrative Rules**

- Section 8.1 - Consent in Writing
- Section 8.2 - Complaint

## **ARTICLE IX- General Recreation Rules**

- Section 9.1 - Limited to Occupants and Guests
- Section 9.2 - Boisterous Behavior Prohibited
- Section 9.3 - Reserved Areas
- Section 9.4 - Children
- Section 9.5 - Ejectment for Violation
- Section 9.6 - Proper Use

**RULES OF  
RENAISSANCE COMMONS CONDOMINIUMS**

Initial capitalized terms are defined in Article I of the Declaration. The following Rules apply to all owners and occupants of Units.

**ARTICLE I**

**Use of Units Affecting the Common Elements**

**Section 1.1 - Occupancy Restrictions.** Unit Owners and occupants shall not violate the restrictions on use, occupancy and alienation of Units set forth in Article X of the Declaration.

**Section 1.2 - No Commercial Use.** Except for those activities conducted as a part of the marketing and development program of the Declarant, no industry, business, trade or commercial activities, other than home professional pursuits without employees, public visits or nonresidential storage, mail, or other use of a Unit, shall be conducted, maintained or permitted on any part of the Common Interest Community, nor shall any signs, window displays or advertising except for a name plate or sign not exceeding 9 square inches in area, on the main door to each Unit be maintained or permitted on any part of the Common Elements or any Unit, nor shall any Unit be used or rented for transient, hotel or motel purposes. No signs of any kind shall be permitted on any part of the Common Interest Community except as approved by the Executive Board.

**Section 1.3 - Access by Executive Board and Secured Space.** The Executive Board, the manager or its designated agent, may retain a pass key to all Units for use in emergency situations only. No Unit Owner shall alter any lock or install a new lock on any door of any Unit without immediately providing the Executive Board, the manager or its agent, with a key therefor. At the Unit Owner's option, he or she may provide the key be enclosed in a sealed envelope with instructions that it only be used in emergencies with a report to him or her as to each use and the reason therefor. Each Unit may have closets, safes or vaults not exceeding 50 cubic feet in capacity which can be locked without such access.

**Section 1.4 - Electrical Devices or Fixtures.** No electrical device creating electrical overloading of standard circuits may be used without permission from the Executive Board. Misuse or abuse of appliances or fixtures within a Unit which affects other Units or the Common Elements is prohibited. Any damage resulting from such misuse shall be the responsibility of the Unit Owner from whose Unit it shall have been caused.

**Section 1.5 - Trash.** No storage of trash will be permitted in any Unit in such manner as to permit the spread of fire or encouragement of vermin.

**Section 1.6 - Displays in Windows of Units.** Unit Owners shall not cause or permit anything other than white-colored horizontal blinds or shades to be hung, displayed or exposed at, outside or in the windows without the prior consent of the Executive Board or such committee then established having jurisdiction over such matters, if any.

**Section 1.7 - Cleanliness.** Each Unit Owner shall keep his or her Unit in a good state of preservation and cleanliness.

**Section 1.8 - Electrical Usage.** Total electrical usage in any Unit shall not exceed the capacity of the circuits as labeled on the circuit breaker boxes.

## **ARTICLE II**

### **Use of Common Elements**

**Section 2.1 - Obstructions.** There shall be no obstruction of the Common Elements, nor shall anything be stored outside of the Units without the prior consent of the Executive Board except as hereinafter expressly provided.

**Section 2.2 - Trash.** Only designated garbage cans or trash barrels shall be allowed outside the Units and only on "trash pick-up" days. No accumulation of rubbish, debris or unsightly materials shall be permitted in the Common Elements, except in designated trash storage containers, nor shall any rugs or mops be shaken or hung from or on any of the windows, doors, balconies, patios or terraces.

**Section 2.3 - Storage.** Storage of materials in Common Elements or other areas designated by the Executive Board, including storage lockers, shall be at the risk of the person storing the materials.

**Section 2.4 - Proper Use.** Common Elements shall be used only for the purposes for which they are designed. No person shall commit waste on the Common Elements or interfere with their proper use by others, or commit any nuisances, vandalism, boisterous or improper behavior on the Common Elements which interferes with, or limits the enjoyment of the Common Elements by others.

**Section 2.5 - Trucks and Commercial Vehicles.** Trucks and commercial vehicles are prohibited in the parking areas and driveways, except for temporary loading and unloading, or as may be designated by the Executive Board.

**Section 2.6 - Alterations, Additions or Improvements to Common Elements.** There shall be no painting of Common Elements and no alterations, additions or improvements may be made to the Common Elements without the prior consent of the Executive Board or such committee established by the Executive Board having jurisdiction over such matters, if any. No clothes, sheets, blankets, laundry or any other kind of articles other than holiday decorations on doors only, shall be hung out of a building or exposed or placed on the outside walls, doors of a building or on trees, and no sign, awning, canopy, shutter or antenna shall be affixed to or placed upon the exterior walls or doors, roof or any part thereof or exposed on or at any window.

## ARTICLE III

### Actions of Owners and Occupants

**Section 3.1 - Annoyance or Nuisance.** No noxious, offensive, dangerous or unsafe activity shall be carried on in any Unit, or the Common Elements, 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 or occupant shall make or permit any disturbing noises by himself or herself, his or her family, servants, employees, agents, visitors and licensees, nor do or permit anything to be done by such persons that will interfere with the rights, comforts or convenience of other Unit Owners or occupants. No Unit Owner or occupant shall play, or suffer to be played, any musical instrument or operate or suffer to be operated a phonograph, television set or radio at such high volume or in such other manner that it shall cause unreasonable disturbances to other Unit Owners or occupants.

**Section 3.2 - Compliance With Law.** No immoral, improper, offensive or unlawful use may be made of the Property and Unit Owners shall comply with and conform to all applicable laws and regulations of the United States and of the State of Connecticut, and all ordinances, rules and regulations of the Town of Southington. The violating Unit Owner shall hold the Association and other Unit Owners harmless from all fines, penalties, costs and prosecutions for the violation thereof or noncompliance therewith.

**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 dog of less than 20 inches in height at the shoulder at maturity and of gentle disposition, no more than two indoor cats, or other household pets, approved and licensed by the Executive Board or the manager as to compatibility with the Common Interest Community may be kept. Pets may not be kept, bred or maintained for any commercial purposes. Any pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the Property with three (3) days after Notice and Hearing from the Executive Board. In no event shall any dog be permitted in any portion of the Common Elements unless carried or on a leash. No dogs 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 ear dogs will be permitted for those persons holding valid certificates of necessity.

**Section 3.4 - Indemnification for Actions of Others.** Unit Owners shall hold the Association and other Unit Owners and occupants harmless for the actions of their children, tenants, guests, pets, servants, employees, agents, invitees or licensees.

**Section 3.5 - Employees of Management.** No Unit owner shall send any employee of the manager out of the Property on any private business of the Unit Owner, nor shall any employee be used for the individual benefit of the Unit Owner, unless in the pursuit of the mutual benefit of all Unit Owners, or pursuant to the provision of special services for a fee to be paid to the Association.



**Section 3.6 - Lint Filters on Dryers; Grease Screens on Stove Hoods.** All dryers will have lint filters, which will remain installed and prevent lint from accumulating in the vent duct. All stove hoods will have grease screens, which will remain installed and prevent grease from accumulating in the vent duct. All such filters and screens will, at all times, be used and kept in clean, good order and repair by the Unit Owner.

## **ARTICLE IV**

### **Insurance**

**Section 4.1 - Increase in Rating.** Nothing shall be done or kept which will increase the rate of insurance on any buildings, or contents thereof, without the prior consent of the Executive Board. No Unit Owner shall permit anything to be done, or kept on the Property which will result in the cancellation of insurance coverage on any of the buildings, or contents thereof, or which would be in violation of any law.

**Section 4.2 - Rules of Insurance.** Unit Owners and occupants shall comply with the Rules and Regulations of the New England Fire Rating Association and with the rules and regulations contained in any fire and liability insurance policy on the Property.

**Section 4.3 - Reports of Damage.** Damage by fire or accident affecting the Property, and persons injured by or responsible for any damage, fire or accident must be promptly reported to the manager or a Director by any person having knowledge thereof.

## **ARTICLE V**

### **Rubbish Removal**

**Section 5.1 - Deposit of Rubbish.** Rubbish container locations will be designated by the Executive Board or the manager. Pickup will be from those locations only. Occupants will be responsible for removal of rubbish from their Units to the pickup locations. Rubbish is to be deposited within that location and the area is to be kept neat, clean and free of debris. Long term storage of rubbish in the Units is forbidden.

## **ARTICLE VI**

### **Motor Vehicles**

**Section 6.1 - Compliance with Law.** All persons will comply with Connecticut State Laws, Department of Motor Vehicle regulations, and applicable local ordinances, on the roads, drives and Property.

**Section 6.2 - Registration.** All vehicles of employees, agents, Unit Owners, and occupants regularly using the premises must be registered with the manager and all vehicles parking for more than 4 hours must display either a vehicle sticker or carry a guest pass. Construction and management vehicles not registered will be identified by a special pass card.

**Section 6.3 - Registration Application.** The manager will register vehicles on a special application form and shall issue parking stickers to such vehicles. The form will provide that registered vehicles parking in "no parking" areas, fire lanes, on the pavement or blocking access, or otherwise improperly parked, may be towed at the owner's expense.

**Section 6.4 - Guest Pass.** Vehicles parked on the property for more than 4 hours without a guest pass (or sticker) will be deemed trespassers and will be removed. Guest passes will be issued to Unit Owners requesting them. They will be registered in the name of the Unit Owner who, upon receipt of the passes, will assume responsibility for the actions and towing charges of vehicles displaying such passes, as a Common Expense assessment, which will be levied following Notice and Hearing.

**Section 6.5 - Limitations on Use.** The use of Limited Common Element parking spaces is limited to use by the occupant of the Unit to which it is assigned as a Limited Common Element. Any vehicle must be registered in order to park permanently on the premises. A Unit Owner must garage one of his other vehicles overnight in his or her garage or carport and not in an outside space. Parking areas shall be used for no other purpose than to park motor vehicles, and loading or unloading.

**Section 6.6 - Visitor Parking.** Except where special arrangements are made, vehicles displaying guest passes are limited to only three (3) total parking days during each calendar month except as approved by the Executive Board.

**Section 6.7 - Speed Limit.** The speed limit on the entrance road is 25 miles per hour. The speed limit on other drives is 15 miles per hour.

**Section 6.8 - Snowmobiles, Off Road and Unlicensed or Immobile Vehicles.** Snowmobiles, off road vehicles including trail bikes, jeeps and other four-wheel drive vehicles not used in maintenance are prohibited, except where licensed and equipped for passage on public highways, and actually used by licensed drivers on the paved portions of the Property. Except for motor assisted bicycles and wheel chairs as permitted by state law, all motor vehicles used or parked on the Property will be licensed and properly equipped and in operating condition for safe travel on the public highways of the state. Except for temporary repairs not involving immobility in the excess of 10 hours, motor vehicles will not be disassembled, repaired, rebuilt, painted or constructed outside of garages on the Property.

**Section 6.9 - No Parking Areas.** Vehicles may not be parked in such manner as to block access to garages, carports, fire hydrants, sidewalks running perpendicular to drives, pedestrian crossing areas, designated fire lanes, or clear two lane passage by vehicles on roads and drives. Vehicles in violation will be towed after reasonable efforts to contract the person, Unit Owner or occupant to whom the vehicle is registered. In addition, a \$25 per day fine may be levied against the person, Unit Owner or occupant to whom the vehicle is registered, following Notice and Hearing, for the period that the vehicle violates these rules, unless at such hearing good and valid reasons are given for such violation.



**Section 6.10 - Limited Use of Trucks, Vans, Trailers and Commercial Vehicles.** The following types of vehicles are prohibited in the parking areas or drives in excess of 8 hours except for temporary loading or unloading following which the vehicle must be removed from the Property for at least 16 hours: commercial vehicles carry a sign advertising a business; trucks, vans and vehicles having capacity of more than one ton; trailers of any kind; and vehicles with more than four single-tired wheels. Construction equipment used in the actual repair, construction or maintenance of the Property will not be so restricted during such use.

## **ARTICLE VII**

### **Rights of Declarant**

The Declarant may make such use of the unsold Units and Common Elements as may facilitate completion and sale of the Common Interest Community including, but not limited to, maintenance of a sales office, the showing of the Common Elements and unsold Units, the display of signs, the use of vehicles, and the storage of materials. Interference with workmen or with buildings under constructions is prohibited. Entrance into construction or Declarant's restricted areas will be only with representatives of the Declarant.

## **ARTICLE VIII**

### **General Administrative Rules**

**Section 8.1 - Consent in Writing.** Any consent or approval required by these Rules must be obtained in writing prior to undertaking the action to which it refers.

**Section 8.2 - Complaint.** Any formal complaint regarding the management of the Property or regarding actions of other Unit Owners shall be made in writing to the Executive Board or an appropriate committee.

## **ARTICLE IX**

### **General Recreation Rules**

**Section 9.1 - Limited to Occupants and Guests.** Passive recreational facilities, open space and woodland within the Common Elements are limited to the use of Unit Owners, their tenants and invited guests. All facilities are used at the risk and responsibility of the user, and the user shall hold the Association harmless from damage or claims by virtue of such use.

**Section 9.2 - Boisterous Behavior Prohibited.** Boisterous, rough or dangerous activities or behavior, which unreasonably interferes with the permitted use of facilities by others, is prohibited.

**Section 9.3 - Reserved Areas.** Specific portions of woodland or open space facilities, or specific times of recreational schedules may be reserved, or priority given, to certain age groups. Such reservations and scheduling shall be done by management personnel, and shall be effective after publication in the newsletter.

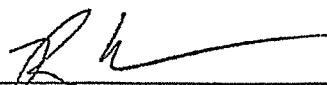
**Section 9.4 - Children.** Parents will direct and control the activities of their children in order to require them to conform to the regulations. Parents will be responsible for violations, or damage caused by their children whether the parents are present or not.

**Section 9.5 - Ejectment for Violation.** Unit Owners, occupants, guests and tenants may be summarily ejected from recreational facility by management personnel in the event of violation of these regulations with a facility, and suspended from the use until the time for Notice and Hearing concerning such violation and, thereafter suspended for the period established following such Hearing.

**Section 9.6 - Proper Use.** Recreational facilities will be used for the purposes for which they were designed. Picnic areas, equipment, and surrounding areas shall be properly used, and may not be abused, overcrowded, vandalized or operated in such a way as to prevent or interfere with permitted play or use by others. Rules of safety promulgated by nationally recognized organizations regulating play of a game or sport for which a facility is designed will be followed, and where appropriate, customary safety equipment will be worn and used.

Certified to be the initial Rules adopted by Executive Board of Renaissance Commons Condominium Association, Inc. dated this 18<sup>th</sup> day of January, 2008.

Certified to be the initial rules adopted by the  
Executive Board on its date of organization

  
\_\_\_\_\_  
RYAN KELLY, an Executive Board  
Member of RENAISSANCE COMMONS  
CONDOMINIUM ASSOCIATION, INC.

Received for Record at Southington, CT  
On 01/28/2008 At 9:35:22 am

