

RULES OF RIVENDELL CONDOMINIUM  
Approved January 18, 2023

Table of Contents

These Rules have been approved by the Association's Board of Directors under authority of its Declaration and Section 47-244 of the Connecticut General Statutes. Along with the applicable provisions of the Declaration and Bylaws, they constitute the conduct and maintenance standards for our community and supersede all previous rules and regulations. All of them are enforceable as both "rules" and "written maintenance standards" as those terms are used in the Common Interest Ownership Act. All unit owners, occupants, tenants, guests, and other persons on the Property for any reason are strictly bound by these Rules at all times, and unit owners are responsible to ensure compliance by any person who they or their families, guests, tenants, or invitees allow onto the Property.

*A. USE OF UNITS*

1. OWNERS AND LEASES
2. GENERAL REGULATIONS
3. ALTERATIONS
4. CHIMNEY AND FLUES
5. SECURITY/SMOKE ALARMS

*B. USE OF COMMON ELEMENTS*

1. TRASH
2. LANDSCAPING

*C. ACTIONS OF OWNERS AND OCCUPANTS*

1. COMPLIANCE WITH THE LAW
2. INDEMNIFICATION FOR ACTION OF OTHERS
3. PETS
4. EMPLOYEES OF MANAGEMENT

*D. INSURANCE*

1. RULES OF INSURANCE
2. REPORTS OF DAMAGE

*E. MOTOR VEHICLES*

1. COMPLIANCE
2. REGISTRATION / NUMBER OF VEHICLES
3. RECORDING
4. PARKING
5. MOTOR VEHICLE VIOLATIONS

*F. RECREATION AREAS*

1. SWIMMING POOLS

2. POOL PARTY RULES
3. COMMON AREAS
4. CLUBHOUSES

*G. ADMINISTRATION*

1. CONSENT IN WRITING
2. COMPLAINTS
3. AMENDMENTS OF RULES
4. COMMON CHARGES AND ASSESSMENTS
5. DELINQUENCY
6. ELECTION NOTIFICATION

*H. ARCHITECTURAL INTEGRITY GUIDELINES*

*I. REFERENCE TO BY-LAWS AND DECLARATION*

*J. COMPLIANCE WITH CITY CODES*

*K. MAINTENANCE RESPONSIBILITY FOR BUILDINGS AND GROUNDS*