

MEADOW LAKE CONDOMINIUM ASSOCIATION, INC.
MEADOW LAKE DRIVE • SHELTON, CT 06484

RULES AND REGULATIONS*

- I. Common elements consist of all portions of the condominium other than the units.
 - A. There shall be no obstruction of the common elements nor shall anything be stored in the common elements without prior consent of the Board of Directors. Each unit owner shall be obligated to maintain his/her own unit and keep it in good order and repair.
 - B. No clothes, sheets, blankets or laundry of any kind or any other articles shall be hung out or exposed on any part of the common elements. The common elements shall be kept free and clear of rubbish, debris, and other unsightly materials and items.
 - C. Parking is allowed only in designated areas. Each unit has room for three spaces: garage, driveway and one space in a visitor parking area. If more than one vehicle is to occupy an outside space, or if a vehicle will not be moved for more than 3 days, please use the more remote areas. All unit owners are responsible to ensure their guests park vehicles only in designated areas.
 - D. Unit owners shall not cause or permit anything to be hung or displayed on the inside/outside of windows, or placed on the outside walls of any of the buildings, or elsewhere in the common elements unless permitted by rule, with the exception of the display of the American flag or signs regarding candidates for public or association office or ballot questions, which may be displayed no earlier than one month prior to the election or vote and must be removed no later than one week after the election or vote.
 - E. No awnings, canopies, shutters, storm or screen doors, decks, or radio and television antennas shall be affixed to or placed upon the exterior walls or roofs, or any part thereof without the prior consent of the Board of Directors.
 - F. There shall be no parking or storage of boats, trailers, commercial vehicles or campers of any kind.
 - G. Safety and common courtesy should be used with cook-outs.
 - 1. Outdoor grills (propane or electric) on patios and/or decks must:
 - a. Face away from the building and have a minimum of two (2) feet side clearance from building; or,
 - b. If facing or backed up to building, grill must be at a minimum of five (5) feet away from building.
 - 2. Grills are not to be located under any deck or other overhang.
 - 3. Propane tank valves must be closed when grills are not in use. Extra filled propane tanks may not be store on patios, decks or in garages.
 - 4. No open fires, including but not limited to use of charcoal grills, fire pits, chimineas, etc. are allowed in any area of the complex.
 - 5. No cooking in garages is permissible and smoke cannot be allowed to enter private elements.

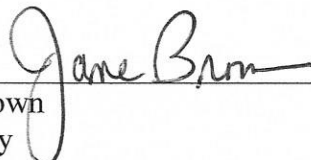
- H. Fireworks or explosives of any type that create noise and/or smoke are not permitted in any area of the complex.
- I. Draperies, blinds, or curtains must be installed by each unit owner on all windows of his/her unit and must be maintained at all times.
- J. No industry, business, trade, occupation or profession of any kind, be it commercial, religious, educational or otherwise may be conducted, maintained, or permitted on the property which is a source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents.
- K. All motor vehicle laws of the State of Connecticut will apply to the main and private drives of Meadow Lake Condominium Association. The speed limit is 10 miles per hour.
- L. Common charges, and any assessments due, will be paid on the first of every month of every year and no later than the tenth day of the month or the Board of Directors shall levy an initial fine of \$10.00 dollars plus \$1.00 per day until payment is received.
- M. All garbage must be enclosed in garbage cans when left out for removal. No plastic bags may be left out due to animals in the area. Any unit owner not following this rule will be responsible for any charges incurred for cleanup.
- N. There will be no washing of any type of vehicle during winter months from 11/15 thru 3/15. There shall be no automobile repairs made on the common elements.
- O. All oil spills on asphalt must be cleaned up immediately. This is the unit owner's responsibility.
- P. There will be no cutting or splitting of firewood or kindling wood.
- Q. Only two pets per unit are allowed, and they must be leashed at all times on common elements. Owner must walk pets off the common grounds, and/or pick up after them immediately.
- R. No animals, livestock or poultry of any kind shall be raised, bred, or kept in any unit or in the common element, except dogs or cats.
- S. Only one single bird feeder is allowed per unit and should be hung from a shepherd's hook or other such pole. No feeder or birdhouse may be attached to or hung from the outside of any unit or on any tree. With the exception of the one birdfeeder allowance, no seed/nuts/food of any type (including pet bowls) that could attract wildlife and rodents (such as squirrels, chipmunks, raccoons, bears, deer, mice, rats etc.) is permitted to be placed or strewn on the premises including patios, decks and common areas.

- T. No unit owner may hold a sale of any kind on the Meadow Lake property without the written consent of the Board of Directors. No for sale signs shall be displayed without the written consent of the Board of Directors.
- U. There will be no alterations of the landscape by the unit owners. Includes adding beds. The unit owner will be responsible for any costs to return the bed to a condition where it is maintainable by the association.
- V. Rental owners are responsible to the association for damage to common elements by their tenants.
- W. Rental owners are responsible to submit to the Board of Directors the rental information form for every new tenant within ten days of occupancy. Please submit to a board member.
- X. Skateboards, ball playing, etc. are prohibited on the common roads of the complex because of the danger of injury that exists. Small children must be supervised by an adult at all times.
- Y. The Board of Directors shall have the power to make such regulations as may be necessary to carry out the intent of these rules and regulations.
 - 1. The board shall further have the right to levy fines for violation of these regulations and rules.
 - 2. For each day that a violation continues after Notice, it shall be considered a separate violation.

*Please refer to MLCA Declaration Article VIII for additional restrictions on use and occupancy.

ADOPTED: 9-2-86
AMENDED: 1-8-90
AMENDED: 8-7-17
AMENDED: 6-4-20
AMENDED: 2-10-21

Certified to be the Amended Rules and Regulations as approved by the Executive Board of Meadow Lake Condominium Association, Inc., dated February 10, 2021.



Jane Brown
Secretary