

RIDGEFIELD CONDOMINIUM TRUST
COMMUNITY POLICY
RULES AND REGULATIONS

AMENDED OCTOBER 1, 1986
AMENDED NOVEMBER 2, 1988
AMENDED JANUARY 4, 1989
AMENDED JUNE 10, 1991
AMENDED MARCH 8, 2000
AMENDED OCTOBER, 2000
AMENDED DECEMBER, 2001
AMENDED FEBRUARY, 2003
AMENDED FEBRUARY, 2013
AMENDED MAY, 2014
AMENDED MARCH, 2017

These rules and regulations are adopted for the benefit of Owners and Residents of RIDGEFIELD CONDOMINIUM (the "Condominium"). They are meant to guide Residents and Owners actions so they can live in close proximity to each other harmoniously with the least infringement on each other's privacy and lifestyle. They are designed to not unduly interfere, restrict or burden the use of property and the lifestyle of Residents.

All owners, residents and guests are obligated to read and abide by these rules which are meant to supplement the provisions of the Master Deed and Condominium Trust.

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RIDGEFIELD OWNERS AND RESIDENTS BILL OF RIGHTS

RIDGEFIELD RESIDENTS BILL OF RIGHTS is meant to establish guidelines to help the Committee and Board of Trustees in formulating policies that affect Ridgefield's lifestyle and its property values.

RIDGEFIELD RESIDENTS AND OWNERS HAVE THE RIGHT:

1. To enjoy peacefully their residence and all the common property and recreation facilities of Ridgefield.
2. To be free of harassment by the Board of Trustees, committees, management, other residents, animals, pets or disturbing noise.
3. To expect a Ridgefield lifestyle at reasonable costs, which includes:
 - convenience services
 - friendly sociable community events
 - active recreation facility
4. To have the common property of Ridgefield protected materially and financially.
5. To expect that the Board of Trustees will act in a fiduciary manner, at all times putting the community's best interest ahead of their own personal considerations.
6. To be treated equally, fairly, with respect and dignity.
7. To be able to participate in the management of the community through open committee meetings.
8. To be heard, to ask questions, and receive answers through the various committees and by appointment with the Board of Trustees.
9. To arbitration in any dispute with the Board of Trustees.
10. Owners shall have the right to be able to vote their proportionate interest in all decisions made by the owners that require decision by ballot.

ADMINISTRATION OF COMMUNITY POLICY

1. COMPLAINTS:

Complaints of violations of these Rules and Regulations should be made to the Manager in writing. The Manager will take such action deemed necessary to clear the complaint. The person filing the complaint will be notified in writing as to the action taken.

2. AMENDMENT:

These Rules and Regulations may be revised at any time by the Trustees as conditions warrant. A written communication is to be sent to each unit owner advising of any changes.

3. DELEGATION OF POWER:

The Trustees shall have the authority to enforce these Rules and Regulations. However, at their discretion, the Trustees may delegate such enforcement authority.

SCHEDULE OF FINES

Management, by the authority of the Board of Trustees, will enforce the following schedule of fines for all violations of the Rules & Regulations. The only exceptions are those Rules & Regulations where a schedule of fines is already specified, such as the rules regarding Pets, Motorized Sports Vehicles and Recreation Hall Rental.

FIRST OFFENSE	SECOND OFFENSE	THIRD OFFENSE	FOURTH and SUBSEQUENT OFFENSES
Written Warning	\$50 fine	\$100 fine	\$150 fine
In addition to the fines mentioned here, the unit owner will be responsible for all costs associated with repairing damages that may have occurred as a result of the violation.			
Violations of the Ridgefield Rules & Regulations may result in legal proceedings by the Ridgefield Condominium Trust in accordance with local, state and federal laws. The unit owner will be responsible for all costs associated with such legal procedures.			

1. ADDITIONS, ALTERATIONS OR IMPROVEMENTS TO EXTERIOR OF THE BUILDING

Changes affecting the appearance of the exterior of any building including but not limited to

skylights	chimneys	awnings	air conditioning equipment
sun shades	antennas	fans	screens
enclosures	gutters	garage doors	screen doors
storm doors	windows	light fixtures	room additions
satellite dish	irrigation systems	faucets	outlets

shall be made only with the consent of the Board of Trustees of the Condominium Trust (the "Trustees"). Resident will be required to restore the building to the original condition if said resident does not comply with the above.

You need to do as follows...

- Get the proper form ("Request for Alterations") from the Ridgefield Management Office. This will include a list of approved vendors and products.
- Complete the form and return to the Ridgefield Management Office.
- Wait for approval from the Board of Trustees before starting the work.

2. NOISE

Owners, guests and lessees will be expected to reduce noise levels from 10:00 P.M. through 7:00 A.M. so that neighbors are not disturbed. At no time are musical instruments, radios, televisions, stereos or other audio equipment to be so loud as to become a nuisance.

3. OUTDOOR EQUIPMENT AND CHILDREN’S PLAYTHINGS

Cooking equipment, lawn furniture, bicycles, children’s wheeled vehicles, toys and other personal articles and equipment shall not be left outside the unit, except in limited common areas.

4. CLOTHES LINES

No clothing, linens or similar materials shall be hung or otherwise left or placed in or on the common area and facilities or limited common areas. No such articles shall be placed in a unit so as to be exposed to public view.

5. IMPROVEMENTS TO COMMON AREAS AND FACILITIES

Improvements to and landscaping of the common area, limited common area and facilities (i.e. patios, structures, etc.) is the sole responsibility of the Trustees. Unit owners are required to request permission of the Trustees to make improvements to the common area, their limited common area and facilities. If permitted, such improvements and landscaping shall be exclusively maintained by the unit owner requesting such permission and subsequent owners.

6. IMPROPER USE OF COMMON AREAS AND FACILITES

There shall be no use of the common areas and facilities which injures or scars them or the planting thereon, increases the maintenance thereof, or causes embarrassment, disturbance or annoyance to the owners in the enjoyment of the Condominium.

7. PETS

NOT Allowed:

The keeping, boarding and/or raising of animals, livestock, poultry or reptiles of any kind, regardless of number, is prohibited within any unit at Ridgefield.

Allowed without obtaining approvals:

Small, orderly, caged, domestic pets not to exceed two per unit. For example; birds, gerbils, etc.

Allowed if approvals have been obtained:

Cats and/or dogs, may be kept and housed within Ridgefield provided:

- pet permits/applications “for each animal” have been properly submitted by the unit owner
- the application has been approved by the Board of Trustees
- the total number of pets does not exceed two per unit
- abutters signatures have been obtained

Pet Permit/Application:

- Residents may obtain pet permit/application from the Ridgefield Management Office.
- The completed application must be submitted to the Ridgefield Management Office along with the following:
 1. Proof of immunization, including rabies
 2. Their abutters signatures on the pet permit
 3. \$10.00 application fee for each pet
 4. \$100.00 Pet Compliance Bond for each pet
 5. a copy of dog license from Town of Clinton

Ongoing Responsibilities of the pet owners:

- Immunization maintenance is each pet owner’s responsibility and must be verified each time a violation is reported. Failure to have a valid immunization shall be grounds for immediate loss of pet permit.
- Pet owners must abide by all current Town of Clinton and Commonwealth of Massachusetts laws and regulations concerning pets.
- Property owners who lease their units are responsible for ensuring that the tenants adhere to all Ridgefield Pet Regulations and that these regulations must be incorporated as part of any lease.

All pets shall be subject to the rules and regulations as set forth herein:

- No pets shall be kept or housed for commercial purposes.
- No pet shall become a nuisance or create an unreasonable disturbance affecting the lifestyle of any Ridgefield resident.
- No animal shall be permitted to bark, howl, or make other loud noise such that it disturbs a neighbor’s rest or peaceful enjoyment of their unit or common elements at any time.
- It is a violation of our regulation for any owner to allow or permit any animal to roam freely, to molest, attack, or otherwise interfere with the freedom of movement of persons on the Ridgefield property; to chase vehicles in the public right of way; to attack other domestic animals; or in any other way create a public nuisance or disturbance. The Ridgefield Animal Control Officer,

Management personnel or the Trustees are authorized and directed upon identifying or capturing an animal creating a public nuisance to issue to the owner of such animal a notice of violation of this section. Unit owners must remove from Ridgefield property any pet that the Board of Trustees believes to be a danger to others.

- All pets must be on a leash. This applies to both cats and dogs. It is against Ridgefield regulations to allow animals to run free on any common property or the limited common areas of others. Dogs and cats must be restrained by a dependable leash (not to exceed 15 feet in length) and controlled by a responsible person. No animal may be tied or leashed to any stationary object in the common areas.
- Pets are not allowed in the recreation hall, pool or tennis court areas.
- Pet owners are responsible for any property damage, injury or disturbance their pet may cause or inflict.
- Pet owners shall not allow their animal to soil, defile, defecate or otherwise relieve itself on any common property, sidewalk, play area, mulched areas, roadway or any place where people congregate or walk, unless the pet owner immediately removes and disposes of all feces by use of a “pooper-scooper” or suitable alternative.

Pet owners are required to have on their person a pooper-scooper or suitable alternative and to immediately scoop up their pet’s droppings and dispose of them at home.

Disposing of the pet droppings in mulched areas, naturalized areas or in neighboring woods is not allowed.

- All pets shall be confined to the unit or to the private area referred to in Section 7(b) of the Master Deed.
- No separate pet houses will be allowed in the limited common area.
- Pet access doors are not allowed from the units to the outside.
- In order to insure compliance with this regulation, the Trustees shall require a \$100.00 surety bond per pet posted by the unit owner.
- Any damage or accelerated wear and tear to the common areas and facilities caused by a pet shall be repaired at the expense of the unit owner housing such pet, which expense shall constitute a common expense and shall be payable to the Trust on demand. (See Paragraph 5.11 of the Condominium Trust.)

Infractions of the Pet Regulations will result in the following:

- The pet permit will be automatically terminated after notification of three infractions of the pet regulations and the applicant shall not be entitled to apply for another permit within 6 months.
- The Trustees at their sole discretion may in any individual case substitute another penalty because of hardship for a third violation only once. A fourth infraction would then be absolute cause for removal of the pet.
- The Association has the right to capture and detain the pet whenever it becomes a public nuisance or is allowed to roam unleashed.

- The pet owner will pay fines or other such fees as determined by the Trustees; along with any additional boarding or holding charges as incurred by the Association to retain the pet until claimed by the permit holder. Pets not claimed after 4 days will be turned over to the local animal warden for disposition. All costs incurred will be the owner's responsibility.
- The Association will not be held responsible for any damage, liability, or injury claims caused by the pet including the person detaining the loose pet, and from any claim for injury to the pet, when it is being detained for violation of this pet policy.

SCHEDULE OF VIOLATIONS AND FINES

VIOLATION	FIRST OFFENSE *	SECOND OFFENSE *	THIRD OFFENSE *
Non-permitted Pet	\$20 per day fine until pet permit has been approved		
Biting People	\$100 fine + removal of pet subject to decision of Trustees and/or the Town of Clinton	Removal of Pet	
Biting other pets	\$100 fine	Removal of Pet	
Public Nuisance & Unleashed Pets**	\$20 fine + \$50 bond	\$50 fine	Removal of Pet
Damage to Property	\$20 per offense fine + \$100 bond + cost of damage	\$50 per occurrence fine + cost of damage	Removal of Pet + cost of damage
Noisy Pet	\$20 per day per offense fine + \$100 bond	\$50 per day per occurrence fine	Removal of Pet
No pooper-scooper or suitable alternative	\$20 fine	\$50 fine	Removal of Pet
Not picking up pet waste and disposing of properly	\$20 fine	\$50 fine	Removal of Pet

* Proof of immunization must again be provided after any violation.

** Unleashed, roaming pets will be boarded at the expense of the owner.

8. SIGNS

Unit owners may not display signs in windows, on buildings, on limited common property, on common property, on automobiles or other items on Condominium property.

9. ABUSE OF MECHANICAL SYSTEMS

The Trustees may charge a unit owner for any damage to the mechanical, electrical, or other building service system or any property of the Condominium caused by misuse of those systems.

10. EXTRA PLANTING BY RESIDENTS

Extra planting may be done by residents in the limited common areas and adjacent to their decks or patios. Such planting must have the prior approval of the Trustees as to type and location, with the exception of annuals which may be planted in existing beds for the season. In all cases where extra planting is done, it is the responsibility of the resident to maintain such additional planting. Should the resident decide not to maintain such planting, it is his or her responsibility to restore the area to a condition comparable to other similar areas in the Condominium. At the time of sale, new owners/buyers must accept responsibility to maintain such plantings or seller must restore area to original condition.

11. LAWNS

The schedule for cutting lawns in common areas during the growing season is once a week with some adjustments for any periods of extremely dry or rainy weather.

Unit owners are responsible for:

1. removing lawn furniture, garden hoses, toys, bikes, etc. each week before the lawns are cut
2. watering lawn areas in front, rear and sides of their unit
3. proper installation and proper maintenance of lawn irrigation systems as to not interfere with the work done by the hired grounds contractor.

12. SNOW REMOVAL

Snow removal by the Association will be limited to roadways and driveways.

Individual unit owners shall be responsible for maintaining and removing snow and ice from their entry walks, steps, and other limited common areas as outlined in "Ridgefield's Snow Removal Policy". This includes marking irrigation heads

Residents who are unable to remove snow from their entries, walks or steps can contact the Management Office for appropriate information and fees regarding this additional service.

13. RUBBISH REMOVAL AND RECYCLING

Garbage and refuse shall be disposed of only at such times and in such manner as described here:

- Rubbish pickup is Wednesday a.m.
- DO NOT put rubbish out Tuesday or prior to regular day of rubbish pickup.
- Rubbish may be placed at the curb on the day of regular trash pickup between the hours of 6:30 A.M. and 8:00 A.M.
- Rubbish must be in securely fastened plastic bags or disposable containers.
- DO NOT use rubbish barrels.
- Trash containers are NOT to be stored outside of the buildings.
- Any rubbish barrels left out will be disposed of.
- Any rubbish that is not securely fastened and found blowing around Ridgefield property will be treated as an infraction of the Community Policy.

- Throwing trash or garbage out onto the common or limited common areas is considered a violation of these Rules and Regulations.
- Residents who are unable to put their rubbish out on Wednesday morning can contact the Management Office for appropriate information and fees regarding this additional service.
- Recycling containers are for Ridgefield resident use only (i.e. not permitted: contractors, non-resident family, friends, guests, etc.)
- Only the recyclable materials specified on the front of the containers are permitted to be deposited in the containers.
- Residents found not to be in compliance with these rules are subject to the “Schedule of Fines” found on page 4 of this document.

14. OFFENSIVE ACTIVITIES

No owner may use or maintain his or her unit or the common areas for any purpose or in any manner which is contrary to any applicable law, rule, regulations or requirement of any governmental authority, or for any purpose which would constitute a nuisance or be offensive.

15. STRUCTURAL INTEGRITY OF THE BUILDINGS

Nothing shall be done on any unit or in the common area and facilities which will impair the structural integrity of any building, nor shall anything be done in or on said areas which would structurally change any building, without the prior written permission on each occasion by the Trustees.

16. FIRE LANES

The condominium roadways are designated fire lanes by the town, and as such, must be kept open for fire trucks and emergency vehicles. Residents and guests are required to park in designated off street parking areas. Vehicles parked in roadways or on the grass areas are subject to Condominium rule violation fines and will be towed at owner’s expense.

17. SPEED LIMIT

Residents and guest are expected to drive with caution and to observe a 20 MPH speed limit within the condominium complex.

18. RENTERS and LEASES

Owners who wish to rent and/or lease their unit are required to abide by the following rules:

- Owners who rent and/or lease their units are responsible for actions taken by their tenants that violate Ridgefield’s Rules and Regulations.
- Owners are responsible for informing renters and/or lessees of Ridgefield’s Rules and Regulations.
- All rental agreements and/or leases shall be in writing and for a minimum duration of 6 months.
- A copy of Ridgefield’s Rules and Regulations shall be part of the rental agreement and/or lease.
- A copy of all leases and renewals shall be filed within thirty (30) days of their effective date with the Management Office.

Failure to comply with the above shall constitute a violation of the Rules and Regulations and will be subject to a weekly fine until such violation has been corrected.

19. EXTERIOR DECORATIONS

Exterior residential individualizing decorations will be allowed as long as they are done in “**good taste**”. “**Good taste**” is an intangible standard that will be decided on by the Board of Trustees, who shall be the final determining decision authority.

UNDER NO CIRCUMSTANCES SHALL DECORATIONS BE APPLIED TO THE SIDING.

Unit owners must remove, upon notification, any electrical decorations the Manager or the Trustees believe to be a hazard.

Unit owners must remove, upon notification, any decorations that result in complaints from other Ridgefield unit owners due to noise, such as wind chimes, garden fountains, etc.

20. MINIMUM HEAT REQUIREMENT

All units shall be heated at all times so as to maintain minimum temperatures in such units of 60°F so as to avoid the freezing of pipes, plumbing facilities, and the like. If any unit owner fails to maintain a 60°F temperature, the Trustees shall have the right to access each unit at any time to increase the heating in order to maintain the minimum temperature or in order to repair any damage caused by the failure to maintain the 60°F temperature. Any heating bills thus incurred, or any repair bills thus incurred, shall be paid by the applicable unit owners, and until so paid, shall constitute a lien against such unit pursuant to Section 6 of Chapter 183A Commonwealth of Massachusetts General Laws.

Owners who leave garage and other doors open are responsible for any and all damage caused by this action, such as pipe freeze ups, the entrance of skunks, etc.

21. VEHICLE REGULATIONS

- Owners and their tenants shall be responsible to see that neither they, nor their guests, interfere with the right of the owners and their tenants in regard to the appropriate use of parking spaces.
- Vehicles of any kind are not permitted to be stored in Guest Parking
- Vehicles without current, valid registration and license plates (including valid, current inspection stickers) are not permitted to be parked anywhere in Ridgefield with the exception of inside owner’s garage.
- No unit owner shall park more than three (3) motor vehicles within the Condominium without prior consent of the Trustees. Temporary consent may be granted by the Management Office acting on behalf of the trustees for up to one (1) month.
- Cloth and canvas covers are not allowed on motor vehicles in open parking spaces.
- No repairing of automobiles, boats, trucks or other vehicles shall take place except within the confines of the covered garage.
- **NON-PRIVATE PASSENGER VEHICLES** are not permitted within Ridgefield unless they are parked within the unit owner’s garage or they are in Ridgefield for delivery or service purposes.

NON-PRIVATE PASSENGER VEHICLES include, but are not limited to

Trucks* ¹	Mobile Homes	Mobile Campers	Boats
Motorcycles	Recreation Vehicles	Painted vehicles* ²	
Limousines	Taxis	Buses	

or any type of vehicle used for shuttle or passenger transportation service.

*¹ Trucks:

- having over one (1) ton carrying load capacity, or
- dump body or cargo body other than a pickup type truck body
- having more than 2 axles or more than 4 wheels
- that openly store or transport materials, tools or equipment for trade purposes (closed tool boxes and caps excepted)
- having cargo body greater than 48 SF

*² Painted vehicles:

- any vehicle distinctively painted with designs or advertising intended to attract attention, as determined by the Trustees
- has more than 2 lines of lettering on two sides of the vehicle
- the two accepted lines of lettering shall be no more than 4" in height.

Exceptions:

- This regulation does not apply to any private passenger vehicle with an official Massachusetts handicap registration plate.
- If vehicle owner applies for a TEMPORARY PARKING PERMIT and the permit is approved by the Trustees. The parking permit gives the vehicle owner permission to temporarily park the vehicle for a period of thirty (30) days from the effective date of the permit. Resident must park the vehicle in the corner of the office parking lot as far away from the office and Ridgefield Circle as possible. Ridgefield Association shall not be liable or responsible for and shall be saved and held harmless from and against any and all claims and damages of every kind, for injury to or death of any person or persons and for damage to or loss of the above vehicles or any property within the vehicles, arising out of or attributed, directly or indirectly, to the parking of the vehicles in this lot, including claims and damages arising in whole or in part from the negligence of Ridgefield. Parking permit must be signed by the vehicle owner, manager and a Trustee and it must specify an exact date by which the vehicle will be removed from Ridgefield property.
- Vehicles of guests or visitors that do not meet the requirements of the NON-PRIVATE PASSENGER VEHICLE regulation may park in either the driveway of their host's unit or in the common area for a maximum of two (2) weeks, provided:
 1. The vehicle is registered with the Management Office upon the visitor's arrival.
 2. The vehicle is not a truck exceeding the tonnage limits set in this Regulation for resident's vehicles.

Penalties:

First Offense..... One week written warning to correct the situation or the issue is considered as a Second Offense after 7 days.

Second Offense... \$50 daily fine for one week or any portion thereof. If the issue is not corrected within one week (7 days), then the issue is considered as a Third Offense.

Third Offense.....\$100 daily fine for one week or any portion thereof. If the issue is not corrected within one week (7 days) then the issue is considered as a Fourth Offense.
 Fourth Offense.... \$150 daily fine until the issue is corrected or resolved.

The Trustees may upon continued violation have the vehicle towed and stored at the owner's expense and risk, or may take any necessary legal action at the owner's expense to clear the violation.

22. WILDLIFE

Bird feeding or any other activity done in such a way as to attract pigeons, squirrels, chipmunks, skunks, raccoons, etc. to the point that any damage is done to Ridgefield property or where the animals are entering buildings shall constitute a violation of the Rules and Regulations.

Upon notification by the Manager or the Trustees, unit owners must stop the activity in question.

23. RIDGEFIELD'S RECREATION FACILITIES

The "Ridgefield Recreation Facilities" is defined as the

- recreation hall, kitchen and the adjacent meeting room
- pool and the area within the fence
- exercise room
- tennis courts
- deck surrounding the recreation building
- parking area
- basketball court
- grass area that surrounds all of the above

During the use of the Ridgefield Recreation Facilities, the Resident assumes full responsibility for their safety and the safety of their guests and agrees to hold harmless and indemnify Ridgefield from any and all claims for personal injury arising during the use of the facilities.

SMOKING:

- Smoking of any kind is not permitted in or on Ridgefield Recreation Facilities (as defined above) with the exception of grass areas that surround recreation facilities, in accordance with all federal, state and local laws and regulations.

ALCOHOLIC BEVERAGES:

At any time the recreation facilities are being used:

- All Commonwealth of Massachusetts regulations concerning the consumption of alcoholic beverages must be observed.
- The consumption of beverages and food shall be limited to the recreation hall and pool area, exclusively.
- No alcoholic beverages shall be sold and distribution shall be controlled.

During Ridgefield functions:

- Alcoholic beverages are allowed under the control of the Ridgefield Public Relations Committee.
- "Bring your own" allowed only for Ridgefield residents at Ridgefield functions.
- Only beer and wine shall be allowed.

During Resident's Personal functions:

- Alcoholic beverages are allowed **if Ridgefield resident...**
 - Supplies the beverages (only beer and wine are allowed).
 - Oversees the function and the distribution of beverages.
- Guests are not allowed to bring their own alcoholic beverages.
- Ridgefield resident is responsible for all their guests' actions.

During the use of the pool area:

- No glass containers allowed in pool area.
- No person shall abuse the privilege by over indulgence.
- Residents shall be responsible for the actions of their guests.
- Residents shall supply all alcoholic beverages. Their guests are not allowed to bring their own.
- Any abusive Resident or guest can immediately be asked to leave by the lifeguard or other persons in authority. Pool passes may be withdrawn or withheld by the Trustees for misuse of the premises.

24. RECREATION HALL RENTAL

The recreation hall is available to owners and residents for private parties for family, social, educational, charity, community and certain types of business use. Business use may be meetings, seminars, instructional or similar uses by or for Ridgefield residents or owners. Community use may be for any local community activities which include Ridgefield residents and are sponsored by the Ridgefield Trustees or Public Relations Committee.

Residents must obtain a Recreation Hall Rental Agreement from the Ridgefield Management Office. The agreement must be signed by the Resident and the Manager. The Resident must submit two separate checks along with the agreement:

- The security deposit.
- The rental amount.

Plus an additional charge, if alcoholic beverages are being served.

Rental Agreement Conditions:

- The premises covered by the Rental Agreement are described as the Social Hall and Kitchen within the Recreation Building of the Ridgefield Condominium Trust. It is understood that it does NOT include any use of the Swimming Pool or Exercise Room areas.
- If the Resident is signing on behalf of a non-Ridgefield Owner, the Resident will be in attendance during the entire rental time period and the Resident is responsible for all personal injury and property damage as stated above and on the Rental Agreement.
- The Premises must be vacated by 1:00 A.M. of the next day.
- The recreation hall, kitchen and restrooms must be returned to a clean and sanitary condition including the removal of trash. Otherwise, resident will be charged the cleaning fee.
- The Manager will return the security deposit less any appropriate deductions to the Resident within 72 hours after:
 1. The Resident vacates the Premises
 2. The Resident cleans the Premises to the satisfaction of the Manager
 3. The Resident has paid for the cleaning of the Premises

- Resident agrees that no tape, tacks or nails are to be affixed to the ceilings, walls, the ceiling fans, the wood frames that surround the ceiling fans, the soffit containing the indirect lighting
The use of the picture-molding strip is allowed.

25. EXERCISE ROOM

No one under the age of 16 is allowed in the exercise room or is allowed to use the equipment unless accompanied by an adult resident at all times. Soft soled shoes or sneakers are to be worn when using the exercise equipment.

26. TENNIS COURTS

- Soft-soled shoes or sneakers are to be worn when using the tennis courts.
- Limit playing time to one (1) hour when others are waiting to play.

27. POOL AREA

- Pool hours are 6:00 A.M. to 10:00 P.M. daily.
- Lifeguards will be on duty during the hours as defined by the Board of Trustees.
- **At all times, swim at your own risk.**
- All residents and guests must register in the daily log book.
- **Using the pool alone is prohibited.** At least one other person over 18 years of age must be present in the pool area before anyone enters the water.
- Youths under 16 must be accompanied at all times by an adult resident over 18. Unit owner/residents will be responsible for the actions of their children and guests while in the pool area.
- No diving, jumping, running, ball playing, throwing of any objects, noisy or offensive behavior will be allowed.
- Pets are not allowed in the pool, or surrounding pool area including the area just outside the pool area fencing. Tying a pet to the fence or trees is NOT allowed.
- Glass containers are prohibited in the pool area. Any persons bringing in or in possession of or in the company of someone possessing glass containers in the pool area will have their family pool privileges revoked for the balance of the season.
- Pool furniture cannot be reserved by placing personal items on them. Residents are encouraged to bring their own lounge chairs and blankets.
- Pool capacity:
 - Pool area occupancy within the fenced area is limited to 180 persons.
 - “In-water” pool capacity is limited to 80 persons.
- Rule violators will receive only one (1) warning for infractions of pool regulations. Pool attendants or trustees responsible for pool activities have the authority to eject residents or guests for infractions. The trustees have the right to withhold pool privileges and level penalties for infractions of the pool regulations.

- **Guests**
 - Ridgefield residents have first priority for access to pool area. Their guests are welcome in limited numbers.
 - Four (4) guests per residence limit during pool peak periods.
 - Unit owners and residents must accompany their guests and remain with them while at the pool area. Each resident must register themselves and their guests in the pool log book upon entering the pool area.
 - During peak attendance, earliest guests will be expected to leave the immediate pool area to make room for new-comers. All areas adjacent to the pool area can be used for sun lounging.
 - Unit owners and residents are responsible for the actions of their guests.
- **Children**
 - All children 3 years old and under have to be in physical contact with a parent or responsible adult while in the main pool.
 - All children 5 years old and under must be accompanied in the main pool by a parent or responsible adult over 18 years of age.
 - All infants must have plastic or rubber pants. No diapered children allowed in either pool.
 - Free floating devices are not allowed. Children with floatation wings and rings must be directly supervised by a parent at all times in the pool.
 - Children in the wading pool area must be supervised at all times by a responsible adult.
 - Parents and guardians are responsible for the welfare and actions of their children. Unruly and boisterous children are an imposition on other resident's rights to the peaceful enjoyment of Ridgefield's facilities. Unsupervised or boisterous children will be asked to leave the pool area.

28. ANTENNAS AND SATELLITE DISHES

Antennas and satellite dishes are allowed if:

- resident completes a "Request for Alteration" form and submits it to the Management Office
- the antenna/satellite dish and the installation of such meets the guidelines stated in resolution #96-74 dated 12/18/96 and resolution #96-78 dated 1/22/97
- the request has been approved by the Board of Trustees

29. MOTORIZED SPORT VEHICLES

- **Definition:** **Motorized sport vehicles** include, but are not limited to:

snowmobiles	skidoos	ATVs (all-terrain vehicles)
trail blazers	4-wheelers	rangers
trackers	go-carts	dirt bikes
mini bikes	scooters	

Properly registered motorized sport vehicles allowed on Massachusetts roadways, driven by licensed operators on Ridgefield’s roadways in accordance with the posted speed limit are excluded from this definition unless such vehicle causes accelerated damage to Ridgefield property, is considered a nuisance due to noise or in any way has put Ridgefield residents at risk of injury due to hazardous driving.

- Motorized sport vehicles are not permitted in Ridgefield unless they are parked/stored within the unit owner’s garage.
- The use of motorized sport vehicles on Ridgefield property in either the common area or limited common area is not permitted.
- Any damage or accelerated wear and tear to Ridgefield property caused by the use of a motorized sport vehicle shall be repaired at the expense of the Unit Owner.
- The Ridgefield Association will not be responsible for liability or injury claims resulting in the use of motorized sport vehicles.

SCHEDULE OF VIOLATIONS AND FINES

VIOLATION	FIRST OFFENSE	SECOND OFFENSE	THIRD OFFENSE
Use of Vehicle on Ridgefield Property	\$50 fine	\$100 fine	\$150 fine
Damage to Ridgefield Property	\$50 fine + cost of repairs	\$100 fine + cost of repairs	\$150 fine + cost of repairs
Additional violations will result in legal proceedings by the Ridgefield Condominium Trust in accordance with local, state and federal laws. The Unit Owner will be responsible for all costs associated with such legal procedures.			

30. GENERATOR USE

All electrical generator/inverter operation within common and/or limited common areas of Ridgefield will require written registration and approval by the Ridgefield Property Management Office prior to use. Using a generator/inverter to deliver electricity into and through any unit’s electrical circuitry is only permitted through a code compliant transfer switch which has been properly installed and maintained by an approved and licensed electrician. **Please note: Powering a unit’s electrical circuitry through any other means (i.e. through dryer-specific or other electrical receptacle) is prohibited.**

Any other use of an electrical generator/inverter to provide power within common and/or limited common areas of Ridgefield (i.e. powering individual items through an specialized extension cable) will require written registration and approval by the Ridgefield Property Management Office prior to use, in addition to the completion and acceptance of a safety checklist and the subsequent physical inspection and approval by the Ridgefield Property Management office or its designee of all related equipment. (i.e. generator/inverter, cabling, connectors, fuel storage containers and location, etc.)

31. VEHICLE CHARGING

Electric charging of automobiles requires a dedicated outlet when over 110 volts. Outlet must be installed by a licensed bonded electrician inside of garage. Siding, foundation, roof or any other envelope elements are not to be breached.

32. DRONES

Drones are permitted within the open grass space at the center of Ridgefield (i.e. west of the pool and up the hill). Drones are not permitted within 100 feet (vertical and/or lateral) of any building, pool area, tennis court, basketball court or roadway. Users must comply with all federal, state and local laws and regulations.

33. FIRE PITS/OUTDOOR CHIMNEYS OR FIREPLACES/CAMPFIRES/BRUSH PILES

Open burning of any kind is illegal in the town of Clinton and is not permitted in any manner anywhere on Ridgefield property.

34. PODS/DUMPSTERS/CONTAINERS

- Permitted with advance written notice to Property Manager and with explicit approval of the Property Manager
- Person/organization/company providing the container must provide valid insurance certificate to the Property Manager in advance of container arrival and siting.
- Property Manager, in conjunction with Facilities Manager, will be sole decision-maker of where and how the container must be placed.
- Duration of time the container may be on Ridgefield property is three (3) days.
- Unit owner at the time the container is present on Ridgefield property is responsible for any damage caused by the conveyance, placement, removal or use of the container.