

ARTICLE 9

COMMUNITY POLICY

The RIDGEFIELD COMMUNITY POLICY is meant to guide Residents and Owners actions so that they can live in close proximity to each other harmoniously with the least infringement on each others privacy, lifestyle and nervous system. They are intended to protect and enhance the value of all property at the condominium. They are not designed to unduly interfere, restrict or burden the lifestyle of the residents or their use of Ridgefield's common property.

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

9.1 TRUSTEE POLICY ON INSTITUTING NEW RULES AND REGULATIONS

1. Never pass a rule regulating the lifestyle at Ridgefield unless it has been first reviewed and discussed at both the Community Policy Committee level and Advisory Board level. It is better to discuss a regulation for 60 to 90 days than to hastily make regulations and have to retract them.
2. Try not to pass regulations that can not be easily or legally enforced. It is far better to live with some problems than be embarrassed by unenforceable regulations. For instance, you will have more luck trying to enforce a dog leash law than a cat leash law.
3. Never pass a regulation that discriminates or violates an individual rights or privacy.
4. Make all regulations just strong enough to solve most of the problem situations. Every problem area is somewhat gray. It is better to leave some room for justifications for the exceptions, than blindly have to enforce all rules without exception.
5. Don't make living at Ridgefield a burden to anyone, Ridgefields regulations should not be such that the residents perceive themselves to be living in a militarized community.
6. Fines and penalties are the last measure for enforcing compliance not the first. The first measure should be friendly discussion of the problem with the offender. People are more likely to comply when asked to in a friendly spirit.

9.2 COMMUNITY POLICY

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 that they can live in close proximity to each other harmoniously with the least infringement on each others privacy, lifestyle, and nervous system. They are designed to not unduly interfere, restrict or burden the use of property and the lifestyle of the Residents.

All Residents and guests are expected to abide by these rules which are meant to supplement the provisions of the Master Deed and Condominium Trust.

1. ADDITIONS TO EXTERIOR OF THE BUILDING. Changes affecting the appearance of the exterior of any building, such as skylights, chimneys, decorations, awnings, signs, sun shades, air conditioning equipment, antennas, fans, screens and enclosures, or other changes shall be made only with the consent of the Trustees of the Condominium Trust (the "Trustees").
2. NOISE. Owners, guests and lessees will be expected to reduce noise levels after 10:00 p.m. so that neighbors are not disturbed. At no time are musical instruments, radios or television 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 and 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 Areas and Facilities nor 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 Areas and Facilities shall be done only by the Trustees, or in such cases as permission of the Trustees has been obtained. If so permitted, then such improvements and landscaping shall be exclusively maintained by the Unit Owner requesting such permission.
6. IMPROPER USE OF COMMON AREAS AND FACILITIES. There shall be no use of the Common Areas and Facilities which injures or scars them or the plantings thereon,

increases the maintenance thereof, or causes embarrassment, disturbance or annoyance to the Owners in the enjoyment of the Condominium.

7. PETS. No dogs, cats or other animals may be kept in any Unit, without prior written consent of the Trustees except the developer may give permission for the initial purchasers to have pets. In the event a pet is acquired after the initial purchase of a Unit, the additional consent of abutting unit owners must also be obtained. If such Trustee consent is not obtained, the Trustees may require such pet to be removed at any time as provided in the rules and regulations of the Condominium. All pets shall be confined to the Unit or to the Private Area referred to in Section 7(b) of the Master Deed. Leashed pets may only be "walked" in wooded areas. No unleashed pets shall be allowed on the condominium landscaped common areas. In order to insure compliance with this regulation, the Trustees may require, at their discretion, that a \$500.00 surety bond be posted by any Unit Owner desiring to keep a pet. Any damage or accelerated wear and tear to the Common Areas and Facilities caused by a specific 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). The Trustees, at their sole discretion, may require that any pet be permanently removed from the condominium property for any infraction of this regulation.
8. PARKING SPACES. Owners and their tenants shall be responsible to see that neither they, nor their guests, interfere with the right of other Owners and their tenants to appropriate use of parking spaces. Repairing or Servicing of vehicles within the parking areas is prohibited. No repairing of automobiles, boats, trucks or other vehicles shall take place except within the confines of a covered garage. No unregistered vehicles shall be stored for more than ten (10) days in the common area. No Unit Owner shall park more than two (2) motor vehicles within the Condominium without prior consent of the Trustees. Cloth and canvas covers are not allowed on motor vehicles in open parking spaces.
9. SIGNS. Unit owners may not display "For Sale" or "For Rent" signs in windows of their Units, nor may the Owners of Units place window displays or advertising in windows of such Units. "For Sale" signs on autos and other items on Condominium property shall not be allowed.

10. 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 such Unit Owner by misuse of those systems.
11. EXTRA PLANTING BY RESIDENTS. Extra planting may be done by residents in the limited common areas, the fronts of their units, and adjacent to their decks, or patios. Such planting must have the prior approval of the Trustees as to type and location. 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. Seasonal plantings of flowers shall be allowed if done in good taste.
12. LAWN CUTTING. Lawn cutting in Common Areas will normally be scheduled during the growing season once a week. This schedule may be altered during periods of extreme dry or rainy weather. Lawn furniture left in the grass areas will not be moved. Watering of the lawn areas in the front rear and sides of the units will be the responsibility of the Unit Owners.
13. 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. For those residents who are unable to, or require additional assistance for snow removal, arrangements can be made at the Management Office to accommodate their needs.
14. CAMPER, TRAILER, BOAT, ETC., STORAGE. No trucks or similar heavy duty vehicles, motorbikes, snowmobiles, boats, utility trailers, boat trailers and camping trailers will be allowed within open areas of the Condominium unless appropriate temporary or permanent storage arrangements have been approved by the Trustees. This prohibition includes the overnight storage of such vehicles and equipment.
15. RUBBISH REMOVAL. Garbage and refuse shall be disposed of only at such times and in such manner as the Trustees may direct. Rubbish pickup is Wednesday a.m. No garbage containers will be stored outside of the buildings. Only on the day of regular trash pickup,

trash may be placed at the curb, between the hours of 6:30 and 8:30 a.m., but only if contained in plastic bags or disposable containers securely fastened. Please do not put rubbish out Tuesday p.m. If your rubbish has to be picked up and you can not put it out Wednesday a.m., please make arrangements with the Management office to have someone put the rubbish out for you. Please do not put rubbish barrels out; any rubbish barrels left out will be picked up and turned over to the Community Affairs Committee for their yard sales. Rubbish and newspapers put out and not securely packaged can be blown around and will be treated as an infraction of the Community Policy.

16. OFFENSIVE ACTIVITIES. No owner may use or maintain his or her Unit or the Common Areas appurtenant thereto 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.
17. STRUCTURAL INTEGRITY OF THE BUILDING. Nothing shall be done in any Unit or in the Common Areas 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.
18. RENTERS AND LEASES. The Community Policy is an important part of Ridgfield's lifestyle and each owner is responsible for their share of maintaining that lifestyle. Owners that lease their Units are responsible for the actions of their tenants, if the tenants infringe on this lifestyle or if they damage the common property in any way. The Management and Trustees are not responsible for policing the actions of tenants. The Trustees are requiring that all leases be informed of the Condominium Rules and Regulations as a restriction in their leases. As of November 1, 1986, the Trustees require that a copy of all leases and renewals currently in effect, and all new leases be filed within thirty (30) days of their effective date with the Trustees to insure compliance.

The following shall constitute separate violations of the Rules and Regulations and be subject to a \$20.00 fine each. Each week violation persists shall be considered a new violation.

1. Failure to file a copy of each lease within 30 days of its effective date.
 2. Failure to make the Rules and Regulations a written part of any Rental Occupancy Arrangement.
19. 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 and on the grass areas are subject to Condominium rule violation fines and being towed at owners expense.
20. SPEED LIMIT. Residents and guests are expected to drive with caution and to observe a 20 MPH speed limit within the condominium complex. We have walkers, joggers, and children on bikes on the roads. We do not want to have accidents and we do not want to have to install speed bumps as a deterrent. Your cooperation on this item is very important.
21. DECORATIONS. Wind chimes, wind socks, American flags, wall hung insignias and coat of arms, flower containers etc. and other residential individualizing decor and holiday decorations will conditionally be allowed as long as the are done in "good taste".
- Good taste is an intangible standard, that can be decided on by the original Ridgfield Architects, the Ridgfield Architectural Committee, or by a committee of three (3) Trustees appointed by the Board of Trustees, who shall be the final determining decision authority.
22. 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 as aforesaid, the said 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 temperature aforesaid; and 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 said Chapter 183A - Commonwealth of Massachusetts General Laws.

23. DOORS LEFT AJAR. Doors left open and ajar seriously affect the insulating and structural security of the buildings. Owners of pets who leave garage and other doors ajar for the conveniences of their pets are responsible for any and all damages caused by this action, mainly pipe freeze ups and the entrance of skunks, etc.

9.3 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 they deem necessary to clear the complaint. The complainant will be notified in writing as to what action has been taken.
2. AMENDMENT. These Rules and Regulations may be revised in any way at any time by the Trustees as conditions warrant, provided that a written communication is sent to each owner advising her or him of the change.
3. DELEGATION OF POWERS. The Trustees shall have the authority and duty to enforce these Rules and Regulations, but, at their discretion, may delegate such enforcement authority and duties under these Rules and Regulations to others.