

# Ridgefield Condominium Trust Community Policy Rules and Regulations

## ADDENDUM: December, 2001

This is an addendum to the Ridgefield Condominium Trust's Rules and Regulations document defining Rule & Regulation #29 regarding the use of motorized sport vehicles on Ridgefield property.

### 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 state and/or federal laws. The Unit Owner will be responsible for all costs associated with such legal procedures.			