

LAKEVIEW CONDOMINIUM ASSOCIATION

Rules We Live By

Septic & Leach Field Maintenance

Lakeview operates on septic tanks and leach fields designed to carry human waste and reasonable amounts of water only. Putting anything else down any drain or toilet such as food, rubber, plastic, dirt, hair or chemicals causes premature leach field failure, and results in very expensive repairs for which everyone must pay. Do not use the garbage disposal even if your unit is equipped with one. If you have a running toilet or dripping faucet, it should be repaired immediately.

Dumpster Area

The dumpster site on Lakeview property is for household rubbish generated by **Lakeview residents only**. All Rubbish must be securely bagged to discourage insects, and placed far back in each dumpster to maximize space. Cardboard boxes should be broken down. Dumpster lids must be closed at all times to prevent dangers and health hazards caused by the intrusion of animals. If a dumpster is overflowing, use another container. Do not put trash on top of the closed cover.

The following items are not allowed in the dumpster or the dumpster area: wood, rubber, metal, carpeting, furniture, appliances, paints, oil, tires, batteries, bikes and hazardous materials. Disposal of items other than household refuse which can be securely bagged is the individual's responsibility and must be taken to the Enfield transfer station. There is an additional cost to the Association to dispose of these items and special charges will apply to offending residents.

Improvements & Maintenance

Residents are required to keep their immediate outside area neat, organized and clean.

Any improvement or changes to the exterior structure of the buildings or land including, but not limited to planting, landscaping, fencing, decks, patios, and satellite dishes must be pre-approved by the Board of Directors. The board will require owners who do not first seek their approval to remove any exterior alterations.

Prior to making an alteration to the exterior of your unit, you **must** fill out a Special Request Form which can be obtained from the Association's management company.

Each alteration request is unique, and often several factors must be weighed. Approval is therefore always on a case-by-case basis only.

Fencing surrounding an individual unit is the responsibility of the owner. If fencing is not maintained, it will be removed and the owner will incur the cost of removal.

No shades, awnings or window guards shall be used in or about any unit except such as shall have been approved by the Board of Directors.

Window fans and window air conditioners are permitted from May 1 through October 1.

Venetian blinds or draperies must be installed on all windows and clear-glass entry doors, and be maintained at all times. Blinds, draperies and curtains should show a neutral color, preferably white or off-white, facing the exterior of the unit. Brightly colored or patterned draperies and curtains must be lined in a plain, neutral color, preferably white or off-white.

Deck maintenance and repair is the responsibility of the owner. Owners who fail to pressure wash and stain their decks every two years will be responsible for replacing the deck at their own expense. Owners must also remove from their decks snow and ice, including snow shoveled off the roof, during the winter to prevent rot,

All plantings must be kept 24 inches away from the building to prevent rot.

Prohibited on Property

Vehicle repairs, changing motor oil, driving snowmobiles, having exterior hot tubs or whirlpools and firing weapons such as BB guns, rifles or bows are strictly prohibited. These activities hold serious liability for personal injury and property damage.

Storing of items such as bicycles, toys, boxes, camping gear, snow blowers, lawn tools, trash and recycling bins or non-seasonal items on your front porch, patio or deck area is also prohibited. Only seasonal items such as a barbecue grills, tables and lawn chairs are permitted in patio areas. Small chairs or benches, flower pots and shovels (in winter) are allowed on porches and should be kept in an orderly fashion. Toys are not to be left out overnight anywhere on the property.

Children

Riding bicycles on the lawns, climbing ornamental trees, digging holes, leaving bicycles and toys in the Common Areas, and other activities that may result in damage to common property are not permitted. Any damage caused by children to Lakeview property or other residents' property will be repaired at the expense of their parents.

Pets

Pet owners shall indemnify the Lakeview Condominium Association and the Board of Directors and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal on Lakeview property.

Any destruction to Lakeview property or other residents' property by an animal is the sole responsibility of the animal's owner, and the owner will be charged for the cost of repair.

The Town of Enfield and State of New Hampshire require all dogs and cats to have proof of rabies vaccination. Enfield dogs must be licensed annually by May 1st.

The town of Enfield enacted a leash law in 1976. Dog owners on Lakeview property must adhere to this law. Animals are not permitted to roam the property.

Pet owners are required to keep their pets from excessive barking or from making any noise that causes discomfiture or disturbance to other residents. There are strict New Hampshire state regulations against nuisance dogs. To report a nuisance dog, contact Enfield Police Department: 603-632-7501.

Animals are not allowed to be tied to the front or rear doors of a unit or to any tree or fencing on Lakeview property. Animals must be supervised by their owners at all times,

All food for any animal is to be kept inside the owner's unit.

If your dog relieves itself on Lakeview Common Areas or limited Common Areas, it is your responsibility to pick up the waste, place it in a plastic bag and put it in the dumpster. This not only demonstrates your consideration of your neighbors, but helps to eliminate a health hazard.

Owners will be fined \$50 for the first violation of pet rules, and \$100 for the second violation. Persistent violators will be required to remove the animal(s) from the property. Please feel free to call the Association's management company if you know of a pet owner who is not following the pet rules. A manager will follow up with the offending resident.

Vehicle Policy

The speed limit on Lakeview streets is **10 Miles Per Hour** and is posted.

Cars, boats, motorcycles, trailers or trucks must not be parked on any grassed area for any

reason.

Any vehicle not used for day-to-day transportation must be removed from the premises. If the owner fails to conform to this rule, the vehicle will be towed at the owner's expense.

"Winter Parking Rules" are in effect from November 1st to April 15th to accommodate the plowing company. Residents should review these rules carefully each fall, and be sure to follow the correct procedure, as these rules will be strictly enforced. (See APPENDIX A for complete WINTER PARKING RULES.)

Please park reasonably close to your neighbors' cars so that all parking spaces can be utilized.

Residents in Buildings 40, 42 and 44 on Marsten Lane have assigned parking spaces, and must park accordingly.

Heating

Because water lines run through walls and ceilings of all connecting units, residents must keep thermostats set no lower than 55° to prevent freezing of pipes in their own and adjacent units. Hoses must be disconnected from outside spigots in the winter.

Any other form of winterizing must be done from the inside of the unit.

If you are away for more than a few days, keep open all doors to bathrooms, closets, storage spaces and crawl spaces, and have a neighbor periodically check your unit. If you have any problems with your heat or water, call the management company immediately. Whenever damage occurs, caused by failure to follow these guidelines, the individuals involved will be held responsible.

Woodpiles must be neatly and safely stacked and maintained by the resident within two weeks of delivery. The area should be raked and chips must be properly disposed of. Woodpiles must be kept two feet from the buildings at all times. Any damage caused by the woodpiles will be repaired at the owner's expense. Owners of wood stoves must operate them safely and at proper temperature to prevent a chimney fire. Ashes should be stored in a fireproof container until they are cold and then appropriately disposed of. Do not dump ashes on the lawn.

The management company will coordinate chimney inspections and cleanings each fall. Owners will be automatically billed for all cleanings.

Boat, Camper, Trailer & Snowmobile Policy

All motorboats, trailers, utility trailers, campers and snowmobiles stored at Lakeview must have the current required state registration. All boats, trailers, campers and snowmobiles must also be filed with the management company. A registration form can be obtained from the management company office.

Boats must be parked in the assigned boat parking area next to the dumpsters year round. There are parking spaces for nine boats in the boat parking area. Each numbered post will be assigned to a designated boat owner. If there are too many registered boats for the area next to the dumpsters, the winter parking area on Potter Lane may be used for additional boat parking.

Snowmobiles, campers and utility trailers must be parked at the end of Marsten Lane by the gate.

Owners are responsible for keeping their boats, campers, trailers and snowmobiles neat and clean.

Mailboxes

Unwanted mail must be disposed of in your own trash to avoid littering Lakeview property.

The mailbox area is not a bulletin board. Any notices posted will be removed.

If the previous owner of your unit hasn't supplied you with mailbox keys and you are having a problem obtaining them, the Enfield Postmaster will change the lock on your mailbox and supply you with a new key for \$10.00. The Postmaster must receive written permission from the management company prior to changing any locks so please contact them if you need assistance.

Tennis Courts and Pool

The tennis courts and pool are private property and available to Lakeview residents only. If you are aware that non-residents are using the tennis courts or pool, notify the management company. All residents must read and obey the specific rules for the pool and tennis courts. Residents are required to be respectful of the property and use these facilities according to the rules. Pool and tennis court gates must be secured when the last person leaves. In order to be given a key for the tennis courts, residents must review and sign the Tennis Court Agreement, which can be obtained by contacting our management company. Tennis court and pool rules will be strictly enforced and a fine of \$250 will be assessed in the case of misuse of these facilities. (See Appendix B, SWIMMING POOL RULES and Appendix C, TENNIS COURT AGREEMENT attached hereto.)

Fines for non-conformance

Residents are encouraged to report violations of the By-Laws and the Rules We Live By to the Association's management company or to a Board member. The offending resident will be contacted and will be asked to correct the situation within a reasonable time period. Failure to do so will result in a fine of \$50 in the first instance, \$100 in the second, \$150 in the third. (EXCEPTION: Note that fines for infraction of swimming pool and tennis court rules are \$250 for each incident.) People who have received notice to pay a fine may attend the next scheduled meeting of the Board to present extenuating circumstances for the Board's consideration.

Please direct any questions you may have regarding Lakeview to:
Any member of the Board

Or

Bruce Bergeron
Director of Management Services Division
Simpson Development Corporation
P.O. Box 1081
Norwich, VT 05055
802-295-7961 ext. 130

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