

RIVERSEDGE ASSOCIATION OF OWNERS
Milford, New Hampshire 03055

CONDOMINIUM RULES

Revised: October 2005

A. PURPOSE

These Condominium 'Rules' are adopted for the benefit of Owners of Condominium units and their tenants of RIVERSEDGE Association. They are intended to contribute to preserving the clean, pleasant and attractive environment, and to assure the peaceful enjoyment of RIVERSEDGE Association of Owners. They are also intended to protect and enhance the value of Owner's property. They are NOT intended to unduly burden Owners and their tenants, nor to unduly restrict the use of the property.

The Board urges that all Owners and their tenants read these 'Rules' and become familiar with them. The Board may amend any 'Rules' as conditions warrant. All Owners will be notified (in writing) of any changes made.

Your cooperation in the allegiance of these 'Rules' is requested.

B. ENFORCEMENT, PENALTIES AND GENERAL PROVISIONS

1. Responsibilities

In accordance with the Declaration and Bylaws of RIVERSEDGE Association, all Owners of units and their families, tenants, guests, invitees and licensees are required to abide by these 'Rules'. Each owner shall be responsible for the conduct of his/her family, tenants, guest invitees and licensees, and shall be liable for any fines or penalties imposed on account of any failure of such persons to abide by the rules.

2. Delegation of Board Powers

The Board may, consistent with the Bylaws, delegate any or all of its powers and duties pertaining to these 'Rules'.

3. Effectivity and Amendment

These 'Rules' shall take effect and may be amended as provided by the Bylaws, and are a supplement to, not a replacement of, all 'Rules' contained in the Declaration and the Bylaws.

4. Enforcement

Paragraph #14 of Declaration: "Each owner shall comply strictly with the provisions of this Declaration, the Bylaws and Condominium Rules as the same may be lawfully amended from time to time and with decisions adopted pursuant to said Declaration, Bylaws and Condominium Rules, and failure to comply shall be grounds for an action to recover sums due for damages or injunctive relief, or both, maintainable by the Board in behalf of the Owners, or in a proper case, by an aggrieved owner."

Failure to abide by provisions of the Declaration, the Bylaws and Condominium Rules, written notice will be given (in person) to the Owner/Landlord. If the situation is not corrected within twenty-four (24 hours), a fee of fifty dollars (\$50.00) will be assessed to the Owner/Landlord. (See Exhibit A, page 7)

C. GENERAL RULES

1. Changes In the Appearance

Changes effecting the appearance to the exterior of any unit shall not be made without the prior written consent of the Board — i.e., screens, doors, painting, or fans in windows which extend beyond the position of the window screen, etc. All window treatment on the front of the units must be white or lined with white fabric.

2. Laundry, Advertisements, Signs/Posters

No laundry, rugs, clothing or clotheslines, bedding of any kind, or anything else, no exterior antennas or equipment shall be hung or placed outside any unit; no signs, advertisements or posters of any kind shall be posted or hung on doors or outside any unit.

3. Noise

Residents and guests are to keep the noise level down. No loud playing of stereo systems, radios, televisions, musical instruments or yelling. Noise levels shall be reduced by 10:00 PM. Be considerate of your neighbor!

4. Littering

There shall be no littering. Please dispose of your trash, etc. in your own garbage container. No trash or garbage containers shall be kept on porches or decks or in truck beds. All residents are required to take their trash to the town refuge or contract for their trash to be picked up.

5. Storage

Nothing shall be kept or stored outside the unit on or under decks or porches. This includes: playpens, toys, and equipment of any kind or any other personal articles. All children's toys, etc. shall be picked up and put inside units at end of day. This rule is not intended to prevent patio furniture or barbecues from being used on the decks. The front porches shall be kept neat and well maintained with only chairs kept there. Plants in appropriate pots can be placed or hung on the porches or decks and removed when dead or by November 1st.

6. Use of Common Property

There will be no sporting events such as softball, baseball, soccer or any type of ball playing, frizz-bee, sledding in the winter, or any other kind of playing on the 'Common Lawn'. The 'Common Lawn' is there to be enjoyed by all residents; however, playing on the lawn is a disturbance or annoyance to other residents in their enjoyment of their Condominium, and creates damage to the property, which increases the maintenance thereof.

7. Walkway and Parking Areas

There will be NO cycling, roller or board skating or any kind of sporting event on walkways and parking lot; however, riding your bikes to exit and enter the premises is permissible. Bicycles should not be left blocking walkways.

8. Animals

Dogs are to be kept inside their unit at all times unless accompanied by a responsible individual, and is on a leash when outside. No dogs shall be tied outside any unit or left alone on any deck. Walking your dog should be done away from the units. All dog excrement shall be picked up by the walker and disposed of in a proper manner. Owners of pets are responsible for their pet's actions. Visiting dogs must also adhere to these rules. Register your animals with the Board for safety purposes, i.e. fire.

9. Maintenance of the Grounds

The maintenance of the grounds are supervised by the Board of Directors under the direction of the President. Anyone who wishes to contribute to the beautification of RIVEREDGE needs the approval from the Board of Directors in order to keep consistency in the landscaping. Digging in the ground cutting branches off trees or planting requires the approval of the Board. If this is not done, the Board will have the right to remove any/all plants and charge the individual for any damages incurred.

No grills can
be used on
the decks -
NEW INSURANCE
Rule

10. Parking Spaces

Each unit has two (2) numbered parking spaces assigned to it and are for the use of the Owner and/or Tenant residing in that unit, or their guest(s). **If more room is needed, guests, repairmen, etc. are to park in "Guest Parking", not in a neighbor's parking space. It is the homeowner's responsibility to request that these vehicles be moved.**

If a snowstorm is expected, it is up to the Owner/Tenant to move their vehicle(s) to an appropriate, legal parking area for the duration of the cleanup. The snowplower does not make phone calls to alert us as to when he is coming.

If an Owner requests the snowplower to return to clean up their area because Owner did not move their vehicle(s), Owner will be billed, not Riversedge.

Motorbikes or motorcycles can be parked in the assigned parking spaces for each unit. However, a piece of board MUST be placed under the kickstand to prevent damage to the road surface. Also motorbikes or motorcycles should not be on walkways.

Campers, motor homes; recreational vehicles, boats and/or trailers, snowmobiles, construction vehicles or equipment are NOT to be parked at RIVERSEDGE on an overnight basis. If you have visitors with such vehicles, they are to be asked to park elsewhere; there is not enough room to accommodate these types of vehicles. Any such vehicle left at RIVERSEDGE is subject to towing at the expense of the owner and/or resident. All illegally parked cars, motorbikes, etc. are subject to the same rule. No vehicle shall be parked on any unpaved area.

11. Automotive Repairs

There will be NO vehicle repair activity whatsoever on the grounds of RIVERSEDGE.

12. Speed Limit

No vehicle shall be operated on the premises at a speed in excess of 5mph. please inform your visitors.

13. Heating

The Milford Fire Department has advised us that because of the fireplace construction in those units that still have fireplaces, wood and coal stores are unsafe to use. Use of kerosene space heaters are prohibited per the State Fire Marshall.

During winter months, it is required that the temperature in all rooms be kept at a minimum of 45 degrees to prevent freezing of pipes. This is the recommendation of our insurance company.

All outdoor faucets from the main line in your basement **MUST BE TURNED OFF AND OUTDOOR VALVES OPENED AND DRAINED BY NOVEMBER 1st TO PREVENT FREEZING OF PIPES.**

If Owner's pipes freeze because faucet was not turned off, it is up to the Owner to hire and pay for a plumber to make needed repairs, NOT RIVERSEDGE.

14. Fire/Smoke Detectors

In 1987 the Milford Fire Department passed an amendment of the fire regulations that all units must have three (3) fire/smoke detectors one (1) per level installed *and that they must be kept activated, without exception, by the Owner/Landlord and may be spot checked, without notification, by the Milford Fire Department at the request of the Board of Directors.*

In December, 2001, RIVERSEDGE'S insurance company required these three (3) detectors be hard-wired. This work was completed in all units in January, 2002. The same rules apply as stated above.

15. Condominium Fees

All Condominium Fees are due and payable on the first of each month. These fees are utilized to maintain RIVERSEDGE. A penalty fee of twenty-five dollars (\$25.00) per month, per unit will be charged for any amount in arrears for more than 15 days. If the Condominium Fee along with the penalty fees are not received by the Treasurer within 15 days of due date, the Board of Directors will take immediate action which may include placing a lien on each unit(s).

16. Construction Equipment

There will be no maintenance or use of any construction equipment on 'Common Area' or 'Limited Common Area' unless authorized by the Board of Directors.

17. Miscellaneous

As a fire safety procedure, no Christmas lights are to be left on through the night or at any time that no one is home.

Seasonal holiday decorations shall be removed and properly disposed of at the end of the appropriate season. Christmas wreaths must be removed by February 1st.

NOTE: The Board of Directors shall have the authority and duty to enforce all 'Rules'. This will include issuance of warnings and levying of assessments against owners, residents and guests for any violations.

D. SALE, LEASE AND RENTAL OF UNITS

1. Notice to Board

No unit Owner shall sell, lease or rent his/her unit without advising the Board of Directors in advance. Please supply names of new buyers or renters to any member of the Board.

2. Sales Agreement

Every sales agreement for the sale of a unit at RIVERSEDGE Associates of Owners shall contain the following clause:

The Property transferred by this Sales Agreement is a unit in the RIVERSEDGE Association of Owners, Riversedge Drive, Milford, New Hampshire, and is subject to certain conditions and regulations contained in the Condominium Declaration, Bylaws and Rules. Seller agrees to provide Buyer with a current copy of the Declaration, Bylaws and Rules and Buyer accepts all conditions and regulations contained therein.

3. Lease Agreements

Owner(s) agrees to provide Tenant with a current copy of Condominium Rules. Tenant acknowledges receipt of Rules and agrees to comply with these Rules. Tenant agrees that if Tenants' failure to comply with any conditions, regulations or rules of the Condominium Association, shall cause any additional expense to Owner or Association, Tenant shall, upon receiving written itemization and explanation of such expense, promptly reimburse Owner or Association the amount of such additional expense in addition to any other amount which is or may become due hereunder.

EXHIBIT A

ENFORCEMENT OF INFRACTIONS

There are two general types of infractions that will be considered at this time. One is the **Condominium Rules** and the other are the **Laws of the Town of Milford, the State of New Hampshire and the United States.**

Infractions of the second type should be reported to the Milford Police Department. They can be reached by dialing 673-1414 or 673-7442. The Milford Police Department stated that some of the more likely infractions are:

- Parking in fire lanes
- Public urination
- Alcohol related incidents
- Excessive or abusive noise
- Speeding on the premises

The Chief stated that their usual procedure for handling parking infractions will be as follows:

1. First offense by persons other than Unit Owner

- communicate with resident or guest
- possible ticket

2. Second offense by persons other than Unit Owner

- car will be towed at car owner's risk and expense

3. First offense by Unit Owner

- will be handled in a manner prescribed by the Board of Directors

PLEASE NOTE The legality of these procedures has been verified with the advice of council.

RIVERSEDGE ASSOCIATION OF OWNERS
MILFORD NH

SNOW STORM RULES

All owners and residents are asked to follow these rules so snow plowing can be done without any problems:

1. The three visitor parking spaces adjacent to Unit #11 must be kept free of cars at all times prior and during snowstorm. This will enable the snowplow to have a clear path for piling snow.
2. All visitor spaces along the side by the restaurant MUST be clear of cars. The snowplow will first make a clearance run up the center of the driveway. Please ask visitors to help in following these rules, and ask that they park their cars elsewhere temporarily.
3. Cars in Unit #2 through Unit #12 remain in their parking spaces until the first run has been completed.
4. After the center of the driveway is cleared, all cars from Unit #2 - #12 will move up to the cleared area while the spaces between Unit #2 and Unit #12 are being cleared. As soon as they are cleared, all cars will move back to their own spaces.
5. Residents from Units #14-#20 should park their car(s) in available spaces between Units #11-#21 BEFORE and DURING snow storms. The snowplow will clear the spaces between units #14-20 first. After this section is cleared, all cars will immediately move to spaces between units #14-#20 until spaces between units #11-#21 are cleared.

During week days, if the plower comes early a.m., he will do a clearance run and return later after all cars have been moved. (Assuming everyone will leave for work!)

Your cooperation will be appreciated so that the snow plowing can be carried out quickly and efficiently. If you do not cooperate in making the snow removal as easy as possible, and if cars are not moved appropriately, they will be plowed in. REMEMBER, you have a neighbor and they also will suffer.

NOTE: ALL OUTSIDE WATER FAUCETS SHOULD BE TURNED OFF SECURELY TO PREVENT PIPE FREEZING. THERE IS A FAUCET IN YOUR BASEMENT WHICH WILL SHUT OFF YOUR OUTSIDE WATER.

THANK YOU!
THE BOARD OF DIRECTORS
November 1988