

Fletcher Woods Condominium Association #1

Rules & Regulations

Approved 1/10/11

1. The maintenance of common areas is the responsibility of the Association. Unit owners may not alter, install, or plant anything in the common or limited common areas without prior written approval of the Board of Directors. Exception to the foregoing: unit owners are responsible for maintaining foundation shrubs and plants. No personal belongings will be left in the common areas but will be put away at the end of each day or when not in use, including lawn chairs, etc.
2. No outside antennae, satellite dishes, solar panels, etc. are permitted. No other modifications or additions to the exterior of the buildings or patio areas, such as awnings, decks, fences, etc. may be undertaken without the prior written approval of the Board of Directors.
3. If a resident desires the temporary use of the neighbor's visitor parking space, the neighbor's permission should be obtained. For appearance sake, that garage doors must be kept closed at all times.
4. Rubbish should be placed in suitable hard containers with lids closed securely to prevent animals from getting into them in accordance with the Town's pick up schedule. Containers should be returned to the garage by evening of pick up day.
5. Dog must be kept on leash or otherwise under the immediate control of the owners at all times as required by the Town of Kennebunk ordinance. All dog waste shall be promptly removed from common areas by the unit owner and properly disposed of.
6. Yard sales, garage sales, car sales or any other public sales are not permitted.
7. Clotheslines and outdoor window boxes are not permitted, nor are propane gas tanks that are not an integral component of outdoor cooking grills.
8. All holiday decorations should be removed within two weeks after the holiday. Christmas and New Year's decorations are to be removed by January 15th.
9. The Board of Directors has the responsibility and authority under the Bylaws to enforce the Rules and Regulations.
10. Any complaint in connection with these Rules and Regulations should be signed by the unit owner making the complaint and submitted in writing to the Board President.

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Updated 11/08/10

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11. It is the responsibility of unit owners to see that these Rules and Regulations are given to persons who may be renting a unit.
12. Any unit owner that rents their unit must complete a Tenant Information Sheet, which must be returned to the Managing Agent prior to the tenant taking occupancy.
13. Hot tubs are not permitted to be installed in the common or limited common areas.
14. No unit owners shall make any structural addition, alterations, or improvement in or to his unit without the prior written consent thereto of the Board of Directors. The Board of Directors shall have the obligation to answer any written request by a unit owner for approval of a proposed structural addition, alteration or improvement in such unit owner's unit within thirty (30) days after such request.
15. The use of common areas and facilities by the owner or owners of all units, and all other parties authorized to use the same, and the use of limited common areas and facilities by the owner or owners entitled to use the same, shall be at all times subject to such reasonable rules and regulations as may be prescribed and established governing such use, or which may be hereafter prescribed and established by the Association.
16. All Units, if vacant during the winter months, shall have heat set at 55 degrees or be winterized (pipes drained).

Rules and Regulations Enforcement Procedure:

- 1st Offense – Unit owner will receive a friendly reminder in writing requesting compliance within five (5) days.
- 2nd Offense – Unit owner will receive a final notice to comply within five (5) days (in regards to same offense).
- 3rd Offense – Unit owner will be assessed a \$100 fine with a daily fine of \$10 retroactive to the initial date of the offense until such time as the rule has been complied with.

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