

REVISED RULES AND REGULATIONS

DATED JULY 1, 2007

THE LANDING AT KENNEBUNK CONDOMINIUM ASSOCIATION KENNEBUNK, MAINE 04043

INTRODUCTION:

IN ORDER THAT ALL MEMBERS OF THE LANDING CONDOMINIUM ASSOCIATION BE TREATED EQUALLY AND FAIRLY AND TO MAINTAIN PROPERTY VALUES AND A QUALITY LIFESTYLE, THE BOARD OF DIRECTORS HEREBY ESTABLISHES AND RECORDS THE FOLLOWING RULES AND REGULATIONS.

ARTICLE 1 - USE OF UNITS

- Section 1.1 Single Families - No more than two unrelated persons may occupy any one unit.
- Section 1.2 Commercial Use- No business or commercial activities other than home professional pursuits, with public visits limited to those allowed within the Town's Historic District Code. No unit shall be used or rented for transient hotel purposes on a daily or weekly basis. No use shall be permitted on any part of the condominium unless that use is permitted by the zoning by-laws of the Town of Kennebunk.
- Section 1.3 Trash- The area outside of the buildings shall be kept free of trash, junk and unsightly material; all waste, refuse, etc. shall be bagged and placed in the dumpster. Large cardboard boxes shall be broken down and placed flat in the dumpster. Oversize items such as chairs may be placed next to the dumpster. Recyclable materials (plastic, glass, cans and newspaper) must be placed curbside on the main drive by 8:00 AM on Tuesday in containers provided by the Town.
- Section 1.4 Display outside of units- Units owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls or doors of a building, other than holiday decorations limited to those approved and authorized by the Association. No sign, awning, clothesline, canopy, shutter, antenna or satellite dish shall be affixed to a building without the prior written consent of the board.
- Section 1.5 Painting Exteriors- Owners shall not paint, stain or otherwise change the color of any exterior portion of any building.
- Section 1.6 Nuisance and Noise- No unit owner shall make or permit any disturbing noises within or outside of the unit or do or permit anything which might interfere with the rights, comfort or convenience of other unit owners. No unit owner shall play or allow to be played any musical instrument, radio, stereo system or television if the same shall disturb or annoy occupants of other units. No unit owner shall give vocal or instrumental instruction at any time.

and/or Town of Kennebunk. All maintenance responsibility of decks will be at the unit owners' expense.

Section 2.9 Skylights- Skylights are not permitted on any unit.

ARTICLE 111- ACTION OF OWNERS AND OCCUPANTS

Section 3.1 Compliance with Law- No improper, offensive or unlawful use may be made of the condominium; unit owner shall comply with and conform to all applicable laws and regulations of the state of Maine and all ordinances, rules and regulations of the Town of Kennebunk and shall save the Association and other unit owners harmless from all fines, penalties, costs and prosecution for the violation thereof.

Section 3.2 Pets- *The intent of the pet regulation is to give maximum freedom to unit owners and their pets consistent with sanitary considerations and the protection of the investment in plants, trees and shrubs on the common area.*

When pets are in the common area they shall be under the control of the owner at all times. All waste shall be cleaned up immediately and any grass or shrub destroyed by the action of a pet will be repaired by the Association with costs charged to the unit account. Dogs may not be tied to a tree, stake or building and no fence may be erected to contain a pet.

No pet may be kept in a rental unit without the prior written approval of the Board. Any pet causing an unreasonable disturbance or noise may be permanently removed from the property upon three (3) days written notice and a hearing by the Board of Directors.

ARTICLE 1V- ACTION OF OWNERS AND OCCUPANTS

Section 4.1 Increase in Rating- Nothing shall be done or kept which will increase the rate of insurance of any of the buildings, or the contents thereof. No owner shall permit anything to be done or kept in a unit, which could result in the cancellation of the Association's master policy. Owners shall maintain in force a Homeowner's Policy with acceptable coverage.

Section 4.2 Reports of Damage- Damage by fire, water or accident affecting the Condominium or any persons injured by or responsible for any damage, fire or accident must be promptly reported to the management company or a member of the Board of Directors.

ARTICLE V- MOTOR VEHICLES

Section 5.1 Compliance of Law- All persons will comply with Maine Laws and Department of Motor Vehicle regulations while on Landing Association property.

Section 5.2 Limitation of Use- No more than two motor vehicles per unit may be registered to permanently park on the property without the prior written approval of the Board. Driveways and parking areas may be used for no other purpose than to park passenger motor vehicles and for loading and off-loading.