



Colonial Estates Homeowners Association

54 Colonial Road #108

Fairfax, VT 05454

colonialestates@gmail.com



Rules and Regulations

1. Modification of any kind to the exterior of any building or carport or the appearance thereof, including, but not limited to, awnings, sunshade, patio covers, patio enclosures, fences, external radio or television antennae, window guards, or bunting, may not be made without written request to and written approval from the board of directors. Any written requests for any modification to any Unit must be accompanied by detailed plans and specifications.
2. No owner may do or cause to be done any construction, repair or alteration work whatsoever except to the boundaries of his unit as defined in the Declaration without first obtaining the written approval of the Board of Directors. No Unit owner shall permit anything to be done or kept in his Unit or in the Common Elements which will result in the cancellation of insurance on the condominium or a part thereof, or which would be in violation of any law, regulation or administrative ruling.
3. No Unit owner shall obstruct any of the Common Elements nor shall any Unit owner store anything upon any of the Common Elements (except in those areas designated by approval of the Board of Directors) without the approval of the Board of Directors. Nothing shall be altered or constructed in or removed from the Common Elements except under prior written consent of the Board of Directors.
4. Outside clotheslines or clothes drying and airing from facilities are not permitted. No clothes, sheets, bedding or other materials can be hung from windows, placed on windowsills or an outside clothesline, dragged from a deck, railing or fence, or otherwise left or place in such a way as to be exposed to public. Interior window dressings (i.e. curtains, drags, etc) shall conform to normally accepted material and decorative effect. Bed sheets, blankets and other such materials may not be used as window dressings.
5. No immoral, improper, offensive or unlawful use shall be made of any Unit or common area, and all valid laws and regulations of all government bodies having jurisdiction shall be observed. No common area which may be deemed source of unreasonable annoyance, embarrassment or disturbance to other occupants as which interferes with the peaceful possession of proper use of other units by their owners or their tenants. This rule does not preclude corporate ownership. Occupancy of Units will be limited to a family group consisting of no more than five persons in a two-bedroom Unit. Extenuating circumstances will be reviewed by the Board of Directors with decisions reached on an individual case merit. Each building and each Unit therein, shall be used solely for residential purposes and not trade or business of any kind (except personal business not involving retail trade) may be carried on therein (the lease or rental of any Unit for residential purposes shall not be considered to be carrying on of a trade or business.)
6. The procedure for handling complaints is as follows. A complaint may be made in writing to the Board of Directors (colonialestates@gmail.com). The Board of Directors will take whatever action it deems necessary. The Board of Directors will support the Unit owners in the presentation of grievances or complaints with a third party, if deemed appropriate by the Board of Directors. Said request to the Board of Directors must be in written form accompanied by substantiation of the request. The complainant will be notified in writing by the Board of Directors and/or the President of the action taken.
7. Tools, sporting goods, hiking equipment, bicycles or other personal articles and equipment must be kept within the Unit's garage or within the limited common elements (e.g. deck) of an individual Unit in a non-offensive manner.
8. All landscaping, maintenance, and improvement of common areas shall be done by or at the request of the Board of Directors. Unit owners will be permitted to plant shrubs, bushes, flowers and/or flowerbeds in the back of their units. Unit owners are responsible for the care of and will maintain in good condition any additional plantings. The type of planting will not detract from the appearance of the area and will blend in with the overall landscaping of the property. Vines or climbing plants shall be controlled so as not to allow attachment to buildings.

9. Unit owners and their tenants may not post signs in or on the Common or Limited Common areas for any purpose. Exceptions are signs advertising sale of a unit or temporarily identifying location of a party. The message board located near the black box is the designated location for Community announcements.
10. Common areas adjacent to neighboring Units shall not be used for camping, organized sports and activities, or for any activity which is objectionable to neighboring owners or their lessee, or which will otherwise interfere with the use by others of the common areas. Areas of the property, where feasible will be designated and approved for such use. There shall be no use of common areas which will injure or scar the common areas or the vegetation thereon or increase the cost of maintenance thereof.
11. Each Unit owner will keep clean and free from unsightly objects, the walkway and steps to his Unit. Each unit owner will keep his walkway and steps clean of debris and snow.
12. All vehicles, including motor scooters, bicycles and the like, shall be restricted to paved areas and shall be operated in a safe and reasonable manner. The only non paved area bicycles may be used is the large field West of garage. No vehicle shall be left standing in such a manner as to prevent ready access to the Units or so as to impede the access of firefighting equipment and snow removal. All-terrain vehicles and off-road motorcycles may be not operated on the property. Snowmobiles may be operated on the property only on paved areas and only to enter and exit the property
13. Each Unit is entitled to one (1) reserved garage as was determined at the time of the original purchase and two (2) of the parking spaces in front of their unit. Visitors of homeowners shall park in the marked visitor parking areas or in an allocated parking area of the unit being visited.
14. Trailers, campers, recreational vehicles or boats may only be parked in the unit owner's garage. Parking of recreational vehicles in the Visitor parking area behind the large garage may be approved by the Board on a case by case situation on a short term basis. No inoperative, unregistered, or derelict vehicles or any other vehicles on which current registration plates are not displayed shall be kept anywhere on the property except in the Unit owner's garage. If an owner is in violation of this regulation, an initial warning will be issued. If the violation is not corrected within 30 days, a \$25 fee will be imposed monthly per the July 2010 minutes until the situation is rectified.
15. No unit owner shall allow the installation of any cables or lines to enter any part of the buildings other than at previously wired locations unless approved by the board of directors. The previously wired locations are: the back side of the utility bump outs on buildings 43 & 49, and directly into basements of end units and back side of inner units at basement ceiling level (42,48,54).
16. All external doors, windows, and garage doors are solely owned by the individual unit owners. Replacement of abovementioned doors and windows must be of same color, pattern, and operation of original.
17. Inflatable seasonal decorations are prohibited. Lights and decorations shall only be placed on front entryway and landscaped areas of units. Decorations must be removed within ten (10) days of the holiday.
18. The maintenance, keeping, boarding and/or raising of animals, livestock, poultry or reptiles of any kind, regardless of number, shall be and is prohibited within an Unit or upon the Common Elements. The keeping of orderly domestic pets without the approval of the Board of Directors, is permitted subject to the rules and regulations adopted by the board of directors, provided however, that such pets are not kept or maintained for commercial purposes or for breeding and provided further, that any such pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the property upon ten (10) days written notice from the Board of Directors. Such pets shall not be permitted on the Common Elements unless attended. All dogs must be attended when outdoors and all droppings suitably disposed of by owners immediately. Dogs unleashed must be under verbal control of their owner. Dog owners shall not use the lawn areas in front of units for a bathroom for their pet and shall bring their dogs to the farthest edge of lawn behind their units (unless otherwise approved by the Board of Directors due to extenuating circumstances) and shall seasonally maintain any areas damaged by their pet's droppings. A Unit owner who keeps or maintains any pet upon any portion of the property shall be deemed to have indemnified and agree to hold the condominium and each Unit owner free and harmless from any loss, claim, or liability of any kind or character whatever arising by reason of keeping or maintaining such pet within the condominium. All pets shall be registered and inoculated as required by law. The town of Fairfax ordinance for the control of dogs is hereby made a part of these Rules and Regulations.

If dogs are outdoors unattended, their owners will be given one (1) written warning from the Board of Directors and any further violation will subject the dog owner to a \$25 fine.

19. The Dog Park is available for use by homeowners' and visitor's dogs. Dogs must be leashed or under verbal control when entering and exiting the dog park. For the safety of your dog(s) and other park visitors, choke, prong (pinch) and spike collars are strictly prohibited. Aggressive dogs are not permitted in the park. Dogs must be removed at the first sign of aggression. Each handler is legally responsible for his or her dog, and Colonial Estates Homeowners' Association will assume no responsibility for any injuries to human or animals; therefore, each handler is responsible for supervision of his or her animal. All handlers must remain in the park with their dog at all times.
20. No owner or tenant may burn trash or refuse. All trash or refuse shall be in securely closed plastic bags and placed in the dumpster provided by the homeowners association. Recycling bins shall be only be placed next to the dumpster one day prior to recycling pickup day and must be retrieved by the end of the recycling pickup day. Unit owners are responsible for disposal of construction and remodeling debris including appliances, doors, windows, mattresses, etc. and shall not placed them in or next to the CEHA dumpster for pickup. Such garbage areas shall be maintained in a neat and sanitary condition at all times.
21. No external fires will be permitted except for those made in approved patio type screened fire pits which shall be attended at all times. No owner shall engage in or permit conduct or use, or maintain any device in or adjacent to any unit which will increase the risk of fire or the cost of fire insurance. No charcoal or gas cooking device may be used within 10' of any structure with includes decks, and privacy fences per state law.
22. No owner or lessee shall engage any employees of the Association on any private business which would conflict with the performance of his duties for the association without the consent of the Board of Directors.
23. Owners are held responsible for the actions of their tenants, their pets, their children and their guests.
24. Any consent or approval given under these rules by the Board of Directors or the President shall be revocable at any time.
25. All of the administrative rules and regulations adopted pursuant to the Declarations and the Bylaws shall be deemed to complement or implement the provisions of the Declaration and the Bylaws, which provisions shall in all cases be controlling in the event of an inconsistency.
26. Each unit owner will designate, in writing, to the Board of Directors an individual to act as head of household. The head of household is deemed responsible for his unit's compliance with these administrative rules and regulations.
27. The use of the masculine gender in the Administrative rules and regulations shall be deemed to include the feminine and neuter genders and the use of the singular shall be deemed to include the plural and vice-versa whenever the content so requires.
28. Each capitalized item use herein without definition shall have the meanings specified in the declaration of condominium and the bylaws of the Colonial Estates Homeowners' Association Inc. as they may be amended from time to time, or as provided in the Vermont Condominium Ownership act.
29. Each homeowner shall provide up to date contact information to the Board of Directors if there is a change.
- 30. Smoking on CEHA Common Elements is strictly prohibited. This includes the play grounds, dog park, and all lawn areas. Smoking is permitted in non Common elements such as individual homeowners units, patios, decks, front porches, and garage units. (06/2012)**