

CARRINGTON FARMS CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

As residents of Carrington Farms you accepted these rules and bound yourself to their enforcement when you purchased your units. The residents shall, at all times, comply with these rules and regulations and shall see that they are faithfully observed by their families, guests, tenants and licensees. The rules and regulations are intended to assist in preserving a clean and attractive environment, protecting and enhancing the value of the property. They are not designed to unduly restrict or burden the use of the property.

1. The sidewalks, walkways, front porches and entry ways (excluding patios and decks) must not be obstructed, encumbered, or used for any purpose other than entering and exiting the premises. Absolutely no carriages, bicycles, shopping carts, trash cans, refuse, furniture, equipment, or any other object of a similar type of nature shall be stored on sidewalks, walkways, front porches or entryways. The personal property of all residents must be stored within their units. Nothing shall be stored in the Common Areas at any time.
2. No linens, clothing, curtains, rugs, mops, laundry, or other articles shall be shaken or hung from or allowed to fall from any of the windows, doors, patios, decks, front porches or entryways, or exposed on the Common Areas; these areas must be kept free of refuse, debris and other unsightly materials. No resident shall sweep or throw any dirt or other substance outside of his unit or on the Common Areas.
3. No signs, advertisements, notices or other lettering shall be exhibited, displayed in windows, inscribed, painted or affixed in, on or upon any part of the Condominium by any resident. Seasonal decorations of a moderate nature are permitted.
4. No parking shall be permitted on lawns, in the roadway, or in fire zones. Cars parked in such areas are subject to towing at the owner's expense. Please educate your guests as to the parking rules. Improperly parked vehicles should be reported to the Managing Agent.
5. No resident shall store unregistered/uninspected or inoperable vehicles, or similar articles or objects within the parking or Common Areas. Such vehicles shall be towed away at the owner's expense. Under no circumstances shall residents or their guests be allowed to repair or change oil in vehicles on the Common Area.
6. Vehicles are not allowed to be stored on the property. Vehicles not driven on a regular basis will be subject to towing. RV's, boats, trailers or vehicles larger than one-ton suspension capacity are prohibited to be parked on the property.
7. No nuisances shall be allowed on the property. All residents shall exercise extreme care to avoid unnecessary noise and at no times is equipment, musical instruments, radios, stereos, or televisions to be so loud as to disturb or annoy other residents. Undue noise or disturbances should be reported to the Managing Agent.

8. The washers and dryers are provided for your convenience through an outside contractor. If a machine is not working, please call the service department at 1-800-888-8640. Laundry shall be done only in the areas provided for such purpose. Laundry hours are from 8:00AM to 9:00 PM. Washers and dryers are not allowed in individual units. Please clean up after each use. The trash can provided is for laundry room trash only.
9. Nothing shall be done in any unit or in, on, or to the Common Areas which may impair structural integrity of the property, or which would structurally or stylistically change a building or improvements thereon. Nothing shall be altered or constructed in or removed from the Common Areas. No resident shall allow the installation of wiring for electrical telephone or television use, air conditioning units or other machines, equipment or fixtures which protrude through the walls or roof of any building or is otherwise visible on the exterior of a building except as presently installed or as authorized in writing by the Board.
10. Plumbing leaks are the owner's responsibility, pursuant to the by-laws, and must be addressed within a seven-day timeframe unless it is an emergency, when it would need to be addressed immediately. Failure to address leaks in a timely manner can also result in water termination and fines.
11. No flammable, combustible, hazardous or explosive fluid, chemical or substance shall be kept in any unit or Common Area except such as are suitable for normal household use. Per order of the Hooksett Fire Department, no flammable, combustible, hazardous or explosive fluid, chemical or substance of any kind shall be kept in an individual unit's furnace shed. No gas grills or charcoal grills are allowed on the balconies. Only electric grills are allowed as per State Fire Code.
12. No unit shall be occupied by more than six (6) people at any one time without the written approval of the Board of Directors.
13. No unit or Common Area shall be used for unlawful or improper purposes. No commercial activity of any kind, including day care and video rental, shall be conducted from a unit.
14. No Smoking is allowed in the hallways.
15. No Loitering is allowed in the hallways.
16. No activity shall be done or maintained in any unit or on the Common Area which will increase the rate of insurance on any unit or the Common Area or result in the cancellation of insurance thereon, unless such activity is first approved in writing by the Board of Directors.

17. **Pet Policy:** Small, indoor only, household pets are allowed, provided they are kept within the confines of the unit and are not a nuisance in any way. Should the pet(s) become a nuisance, the Board of Directors reserves the right to ask that the pet be removed and will use legal means if necessary. Dogs are excluded from the above. Dogs, under any circumstances, are prohibited.
18. All requests for service must go to the Managing Agent. Non-emergency maintenance is performed between the hours of 7:30 AM – 4:00 PM, Monday through Friday.
19. Employees of the Association or Managing Agent shall not be requested or directed to leave the Condominium by any resident at any time for any purpose. No resident shall direct, supervise or in any manner attempt to assert control over the employees of the Managing Agent or the Association.
20. Interpretation of these rules is the sole discretion of the Board of Directors. Specific complaints of their violation shall be made in writing to Carrington Farms Board of Directors in care of the Managing Agent. If the Board finds the complaint is justified, it shall take whatever action it deems necessary. The complainant shall be notified by the Board as to what action has been taken.
21. These rules may be amended in any way, at any time, by action of the Board of Directors as conditions warrant. Owners shall be notified of any changes made.

All of the above rules and regulations are subject to the following. All unit owners are responsible for these warnings and fines. It is important that all units owners give their tenants a copy of these rules and regulations, for the unit owner is responsible for their actions.

1 st Offense	-	Written warning, 7 days.
2 nd Offense	-	Failure to correct with 7 days, \$50.00 fine.
3 rd Offense	-	Failure to correct, \$75.00

Second or subsequent violations will also be subject to legal fees, collection costs, towing fees and other associated fees to correct the violation.

CARRINGTON FARMS CONDOMINIUM ASSOCIATION
MANAGEMENT COMPANY
SEQUEL PROPERTY MANAGEMENT
 P.O. BOX 6341
 NASHUA, NH 03063
 (603) 889-5160 – FAX: (603) 883-2205

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PET POLICY

In reference to pets on the property at Carrington Farms Condominiums, the Association's current stance is as follows -

- **Small indoor only household pets will be allowed providing they are kept within the confines of the unit itself and are not a nuisance in any manner.**
- **Should these pets be or become a nuisance, the Board of Directors reserves the right to ask that the pet be removed and will use legal means if necessary.**
- **Dogs are excluded from the above. Dogs, under any circumstances, are prohibited at Carrington Farms Condominiums.**