

## ADMINISTRATIVE RULES AND REGULATIONS OF FLY-IN CHALETS A ASSOCIATION

These Administrative Rules and Regulations are promulgated under the authority of the Declaration of Condominium of Fly-In Chalets A and the By-Laws of Fly-In Chalets A Association and the Vermont Condominium Ownership Act (V.S.A T. 27 Ch. 15).

1. Modification of any kind to the exterior of any building or the appearance thereof, including but not limited to, awnings, sun shades, patio covers, patio enclosures, fences, external radio or television antennas, air conditioning devices, fans, window guards, flags, or bunting may not be made without approval of the Board of Directors.
2. Outside clothesline or other clothes drying or airing facilities are not permitted. No clothes or other materials can be hung or shaken from windows, placed on windowsills or on an outside clothesline, draped from a balcony, railing or fence, or otherwise left placed in such a way as to be exposed to public view.
3. No owner may use or permit his unit to be used for commercial or dormitory use, or for any use which is not compatible with single family living. No immoral, improper, offensive, or unlawful use shall be made of any unit or common area and all valid laws and regulations of all Governmental Bodies having jurisdiction thereof shall be observed. No nuisance or use or practice shall be allowed, or anything done or placed on any private or common area which may be deemed a source of unreasonable annoyance, embarrassment, or disturbance to other occupants or which interferes with the peaceful possession or proper use of other units by their owners or their lessees. This Rule does not preclude Corporate Ownership or the use of the premises by the owner for the private practice of a profession such as Doctor, Engineer, Artist, Architect or Accountant.
4. The procedure for handling complaints is as follows: An owner should first deal directly with the cause of the complaint and attempt an amicable solution. A complaint may be made to the Fly-In Chalets A Manager, either verbally or in writing. If the owner does not receive satisfaction from the Manager, or if no Manager has been retained by the Board of Directors, he should put his complaint in writing and forward it to the Board of Directors for discussion at the next scheduled meeting of the Board of Directors. If the Board of Directors feels that the complaint is justified, it will take whatever action it deems necessary. The Complainant will be notified in writing by the Board of Directors and/or the Manager of the action taken.
5. Any consent or approval given under these Rules by the Board of Directors or the Manager, shall be revocable at any time.
- 6: A reasonable and limited amount of appropriate tools, sporting goods, cooking equipment and bicycles may be stored immediately adjacent to one's unit. A unit's owner should consult the Association President and/or the Association's Management Firm before making any substantial changes in the number and/or type of external storage items. In no case may gas fired grills be used under decks or nearer than 15 feet from the structure.
7. All the 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 flowers in the immediate vicinity of their units provided that approval of management is first obtained and the type of planting will not detract from the appearance of the area and will blend in with the overall landscaping of the Condominium.
8. Owners may not post signs on their property for any purpose, including signs advertising the sale or rent of property.
9. Common areas immediately adjacent to neighboring units shall not be used for camping, organized sports, and activities or for any activity which may be deemed objectionable to neighboring owners or their lessees, or which will otherwise interfere with the use by others of the common areas. Areas of the property will, where feasible, be designated and approved for such uses. 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 therefore.
10. Deleted
11. Unit owners will keep their deck and patio areas clean and free from unsightly objects.

12. All vehicles shall be restricted to designated roads and parking areas and shall be driven in a safe and reasonable manner. No vehicle should be left standing in such a manner as to prevent ready access to the units or so as to impede the access of fire-fighting equipment. Skidoos, motorcycles or motor scooters, bicycles, and the like are restricted to roads or special trails and may not be used on pedestrian paths or walkways. The Board of Directors reserves the right to discontinue and re-locate such roads and parking areas.

13: Boats, trailers, campers, and unregistered and/or inoperable vehicles may not be parked or stored on Condominium property; however, The Board of Directors may, at its discretion, and at the owner's risk, provide space on the Condominium Property or lease or rent space off the Condominium Property for parking two-wheel trailers, boats, and campers.

14. Household pets of owners will be allowed provided that:

(i) The Board of Directors is first notified, and

(ii) The pet does not constitute a nuisance for other owners.

If pets create noise, are allowed to run loose without supervision in the Condominium area, or in any way create a disturbance or unpleasantness, the Board of Directors will be authorized to order the owner to remove them. In general, renters will not be allowed to bring pets, except with the prior written approval of the Board of Directors. The owners shall hold all persons harmless against loss or liability for any actions of their pets within the Condominium area.

15. No owner may burn trash or refuse. All trash or refuse shall be stored in containers and kept in a location or locations as may be designated by the Board of Directors. No external fires will be permitted except in areas that may be designated by the Board of Directors. No owner shall engage in or permit any 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.

16. Water closets and other water apparatus shall not be used for any other purpose other than those for which they were constructed; nor shall any sweepings, rags, or other articles be

thrown into the same. Any damage to common facilities resulting from misuse of water closets or other apparatus shall be repaired at the expense of the person causing the damage.

17. Deleted

18. No owner or lessee shall engage any employee 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.

19. Owners are held responsible for the actions of their children, guests, invitees, servants, agents and lessees.

20. No owner may do or cause to be done any construction, repair, or alteration work whatsoever, except inside the boundaries of his unit as defined in this Declaration. No work of any kind is to be done upon exterior building walls or upon interior building walls without first obtaining the approval of the Board of Directors.

21. The Board of Directors and its Representatives are authorized to enter any unit at any reasonable time in order to accomplish repairs, inspections etc.

22. Each unit is entitled to one (1) reserved parking space near the unit. All other cars will park in the designated unreserved parking lots within the Condominium area.

23. The Manager, if one is appointed by the Board of Directors, may from time to time promulgate additional reasonable regulations as shall implement the foregoing, which, unless revoked by the Board of Directors, shall be enforced as Administrative Rules and Regulations adopted pursuant to the Declaration and By-Laws.

24. All of the Administrative Rules and Regulations adopted pursuant to the Declaration and the By-Laws shall be deemed to complement or implement the provisions of the Declaration and By-Laws, which provision shall in all cases be controlling in the event of any inconsistency.

25. Smoking is prohibited in all units. This prohibition applies to all owners, renters and their guests, employees and contractors. Those

wishing to smoke must do so out of doors and at a distance of at least 50 (fifty) feet from the door of every unit except their own. In the case of owner occupied units, this policy will take effect when either the ownership of a unit changes hands, or *the current resident owner no longer actually resides in the unit*, or the unit is rented. In the case of a rented unit, this policy will take effect when a new tenant moves in.

Smoking outside is permitted as long as one smokes at least 50 (fifty) feet from every condominium unit door except the door of the smoker.

For the purposes of this rule, the term *current resident owner* refers to the owner of record on April 13, 2011.

**[Approved by the Condominium Board of Directors on July 6, 2011]**

WAITSFIELD TOWN CLERKS OFFICE

RECEIVED FOR RECORD

DATE 7-28-14 TIME 4:10 pm

RECORDED IN BOOK 154 PAGE 125-127

ATTEST [Signature] TOWN CLERK

