

**CREST VIEW CONDOMINIUM
AMENDED RULES AND REGULATIONS**

Nashua, New Hampshire 03063

April 9, 2015

Pursuant to New Hampshire RSA 356-B, the Declaration and Bylaws of the Crest View Condominium and to assist the Condominium Association in providing for congenial occupancy, and the protection of the appearance and value of the Units, the Board of Directors has the right and authority to exercise reasonable control over the Common area and use of the Units. Violation of the following enumerated provisions shall not be permitted, and the Board of Directors is hereby authorized to adopt the following rules and take all steps necessary to prevent or discontinue any violations thereof, all at the expense of the violator:

ALL UNIT OWNERS AND RESIDENTS ARE HEREBY PROVIDED COPIES OF THESE RULES AND REGULATIONS AND ARE OBLIGATED TO COMPLY WITH THE FOLLOWING PROVISIONS OF THE DECLARATION, BYLAWS AND RULES AND REGULATIONS

Declaration of Condominium

ARTICLE 3

(h) (i) Residential Use: Each Unit shall be occupied and used for residential purposes by the Owner and his or her family, or by the tenants, guests, invitees and licensees of the Owner. Garages shall be used only for normal purposes associated with the use of residential garages, by the owner of that unit for which the garage serves as limited common area and his or her family or by lessees, guests, invitees and licensees of the owner. This restriction shall not be construed to prohibit Owners from leasing or renting their unit so long as the lessees thereof occupy and use the leased premises in accordance with the provisions hereof.

The Common Area shall be used only by the Owners and tenants in residence and their guests, invitees and licensees. Limited Common Areas shall be used only by owners and tenants in residence and their guests, invitees and licensees of the Units to which

the Limited Common Area is assigned. The manner of use, charges or fees for said use and the responsibilities for maintenance and repair of the Common Area and the Limited Common Area shall be governed by the Bylaws and by any Rules adopted by the Board of Directors as such Bylaws and Rules may be amended.

(h) (v) Units Subject to Declaration, Bylaws and Rules and Regulations: This Declaration, the Bylaws, the Rules to be adopted by the Board of Directors, and decisions and resolutions of the Board of Directors or its representatives, as lawfully amended from time to time, all contain, or will contain, certain restrictions as to use of the Units or other parts of the Condominium. Each Owner, tenant, guest and occupant shall comply therewith and failure to comply with any such provisions, decisions or resolution shall be grounds for an action to recover sums due, for damages or for injunctive relief. All such actions in law or at equity shall be authorized by resolution of the Board of Directors and the Association shall be entitled to recover all reasonable costs and expenses of such actions, including attorney's fees.

All present or further Owners, tenants, and occupants of Units, or any other person who might use the facilities of the Property in any manner are subject to the provisions of this Declaration, the Bylaws and the Rules. The acceptance of a deed or the entering into occupancy of any Unit shall constitute an agreement that the provisions of this Declaration, the Bylaws and the Rules, as they may be lawfully amended from time to time, are accepted and ratified by such owner, tenant or occupant, and all of such provisions shall be deemed and taken to be enforceable servitudes and covenants running with the land and shall bind any person at any time having any interest or estate in such Unit, as though such provisions were recited and stipulated at length in each and every deed of conveyance or lease thereof, or other agreement pertaining thereof.

(h)(viii) No Harmful or Offensive Use of Condominium. No Harmful or offensive use shall be made of any part of the Condominium and nothing shall be done therein which is or will become in the judgment of the Board of Directors an annoyance or nuisance to the other Unit Owners. No use shall be made of any part of the Condominium which will constitute a fire hazard, result in the cancellation of insurance on any part of the Condominium or be in violation of any law, ordinance or governmental regulation applicable thereto. No use shall be made of any part of the Condominium which would increase the rate of insurance on the Common Area without the prior written consent of the Board of Directors.

Bylaws of Condominium ARTICLE V

5. Additions, Alterations or Improvements by Board of Directors.
Whenever in the judgment of the Board of Directors the Common Area

shall require additions, alterations or improvements costing in excess of Five Thousand Dollars (\$5,000.00) during any period of twelve (12) consecutive months, and the making of such additions, alterations or improvements shall have been approved by Owners having a majority of the percentage of common interest, the Board of Directors shall proceed with such additions, alterations or improvements and shall assess all Owners for the cost thereof as a Common Expense. Any additions, alterations or improvements costing Five Thousand Dollars (\$5,000.00) or less during any period of twelve (12) consecutive months may be made by the Board of Directors without approval of the Owners and the cost thereof shall constitute a part of the common expense. Notwithstanding the foregoing, if in the opinion of not less than 75 percent of the members of the Board of Directors such additions, alterations or improvements are exclusively or substantially exclusively for the benefit of an Owner or a limited number of Owners requesting the same, such requesting Owners shall be assessed therefore in such proportion as they jointly approve or, if they are unable to agree thereon, in such proportions as may be determined by the Board of Directors.

6. Additions, Alterations or Improvements by Owners. No Owner shall make any structural additions, alteration or improvement in or to his Unit without the prior written consent thereto of the Board of Directors. No Owner shall paint, decorate or otherwise change the external appearance of his Unit, including the doors and windows, or of any fence, or of any exterior surface of the building, without the prior written consent thereto of the Board of Directors. The Board of Directors shall be obligated to answer any written request by an Owner for approval of such proposed structural addition, alteration or improvement of such external change within thirty (30) days after such request, and the failure to do so within the stipulated time shall constitute a consent by the Board of Directors to the proposed addition, alteration or improvement or change. The provision of this Section 6 shall not apply to Condominium Units owned by the Declarant until such Units have been initially conveyed by the Declarant.

7. Restriction on Use of Units: To assist the Condominium in providing for congenial occupancy and the protections of the value of the Units, it is necessary that the Board of Directors have the right and authority to exercise reasonable controls over the use of the Units. Violation of the following enumerated prohibitions shall not be permitted, and the Board of Directors is hereby authorized to take all steps necessary to prevent or discontinue any violations thereof, all at the expense of the violator:

(a) No advertisements, signs or posters of any kind shall be posted on or in the Property without written prior consent of the Board. This restriction shall not apply to advertisements signs or posters utilized by the Declarant, or its agents, in selling or leasing the Units.

(b) No clothing, laundry, rugs or other objects shall be hung, shaken or thrown from any window or exterior portion of a Unit or otherwise left or placed in such a way as to be exposed to public view. All refuse and trash shall be placed in location specifically designated by the Board, and no garbage or trash shall be permitted to remain in public view.

(c) No animal, other than common household pets shall be kept or maintained on the property, nor shall common household pets be kept, bred or maintained for commercial purposes on the property. Pets shall not be permitted outside of Units unless they are accompanied by an adult person and carried or leashed. The Board of Directors may make further provisions in the rules for the control and regulations of household pets in the Condominium. The Owner of a Unit where a pet is kept shall be responsible and may be assessed by the Board of Directors for all damages to the Property resulting from the maintenance of said pet, and any costs incurred by the Association in enforcing the Rules prescribed or to be prescribed by the Board of Directors for the control and regulation of pets in the Condominium.

(d) Owners, tenants and guests shall exercise extreme care to avoid unnecessary noise or the use of musical instruments, radios, televisions and amplifiers that may disturb others.

(e) No nuisances shall be allowed on the Property nor shall any use or practice be allowed which is a source of annoyance to its residents or which interferes with the peaceful possession or proper use of the Condominium by others.

(f) No Owner, tenant or guest shall allow the installation of wiring for electrical or telephone use, television antennae, air conditioning units or other machines or equipment which protrudes through the walls or the roof of any building or is otherwise visible on the exterior of the building except as presently installed or as authorized by the Board.

(g) No Unit or Common Area of the Condominium may be used for any unlawful, immoral or improper purpose.

(h) Nothing shall be done in any Unit or in, on, or to the Common Area which may impair the structural integrity of the property, or which would structurally change a building or improvements thereon except as provided in the Declaration or these Bylaws. Nothing shall be altered or constructed in or removed from the Common Area, except upon the written consent of the Board of Directors.

(i) No Owner, tenant or guest shall place or cause to be placed for storage or otherwise in the walkway, driveway, parking area or other Common Area or Limited Common Area any bicycles, furniture, packages, wood or objects of any

kind. Those areas shall be used only for normal transit through them (or, where appropriate, vehicular parking in them).

(j) No Owner, tenant or guest shall direct or engage any employee of the Condominium on any private business, nor shall he direct, supervise, or in any manner attempt to assert control over any such employees, other than in his or her capacity as a member of the Board of Directors.

(k) No activity shall be done or maintained in any Unit or upon any Common Area which will increase the rate of insurance of any Unit or the Common Area (unless such activity is first approved in writing by the Board of Directors) or which will result in the cancellation of insurance thereon. No waste shall be committed in the Common Area.

In the use of the Units and the Common Area of the Condominium, Owners shall obey and abide by all valid laws, ordinances and zoning and other governmental regulations affecting the same and all applicable Rules adopted by the Board. The Common Area shall be used only for the furnishing of the services and facilities for which they are reasonably suited and which are incident to the use and occupancy of the Units.

9. RULES. Rules concerning the operation and use of the Common Area may be promulgated and amended by the Board of Directors, provided that such regulations are not contrary to or inconsistent with the Condominium Act, the Declaration or these Bylaws. Copies of the Residency Regulations shall be furnished by the Board of Directors to each Owner prior to the time when the same shall become effective.

RULES AND REGULATIONS

Adopted by Vote of the Board of Directors

RULE 1: BUILDING EXTERIORS

1.1 No Modification or alterations, temporary or permanent, to the common property or the exterior of any building either to the structure or appearance shall be made without the prior written consent of the Board of Directors. Examples of prohibited changes include but are not limited to: flowers, landscaping, awnings, sun shades, patio covers, patio enclosures, fences, air conditioners, flags, wreaths, and signs of any type. Wreaths may be hung on doors using over-the-door wreath hooks. A United States Flag no larger than 3' by 5' may be mounted on the deck railing and flown in accordance with federal law.

Requests for change to the exterior appearance of the building shall be made in writing to the Board in accordance with Article V. Sections 6 and 7 of the Bylaws, in writing and must include appropriate drawings, specifications and sketches. and must comply with federal law (See Appendix A of the Rules).

1.2 No signs shall be permitted on the common property or visible on the outside of a unit except in the area designated by the Board and with the prior written consent of the Board of Directors.

1.3 No holes may be placed in the siding.

RULE 2: COMMON AREAS AND LIMITED COMMON AREAS

2.1 Nothing shall be placed, parked or stored on the common or limited common areas of the Association without the prior written consent of the Board of Directors, common parking areas and other Common Area must be kept free of an obstructions for the health, safety and welfare of the residents of the condominium.

2.2 Tools, sporting goods, RVs, boats, boating equipment, bicycles, toys and other personal articles and equipment must be kept within the Unit or garage.

2.3 BB guns, air rifles, bows and arrows, darts, slingshots, firearms, fireworks or like devices shall not be actuated or discharged on or in the vicinity of Units or in of on Common or Limited Common Areas.

2.4 No structures shall be erected or permitted on the common or limited common area for storage, play or protection of personal property except with the prior written consent of the Board of Directors.

RULE 3: UNITS

3.1 No improvements to the interior of the units that affect the structure of the building or the master insurance shall be made without the prior written consent of the Board of Directors. The value of any improvement to the Unit should be provided in writing to the Board for notification to the Associations' insurance carrier.

3.2 No Unit may be occupied by more than 2 persons per bedroom at any one time.

3.3 Leasing of all units shall be in accordance with Appendix B of the Rules.

3.4 Nothing shall be done in any Unit or in, on, or to the Common Area which may impair the structural integrity of the property, or which would structurally change a building or improvements thereon except as provided in the Declaration or these Bylaws. Nothing shall be altered or constructed in or removed from the Common Areas, except upon the written consent of the Board of Directors.

RULE 4. HOUSEHOLD PETS

4.1. No pet shall be allowed in the units without the prior written consent of the Board of Directors. Although the owners of the property have voted a NO DOG

POLICY, the Board of Directors is aware of its obligations under the Fair Housing Act and will make reasonable accommodations upon written request.

- a. Only household pets may be kept in a unit with the prior written consent of the Board of Directors. No dogs, except dogs permitted under the Fair Housing Act will be approved. Any Pet approval is non-transferable. If a unit is sold, or an approved pet is lost, dies, or for any other reason is no longer kept on the property, the owner must again apply for and receive a new approval to keep a pet.
- b. Only unit owners may apply to the Board to keep a pet at the unit. The owner of the unit shall be responsible for any and all damage caused by the pet and for violations of this rule by any tenants, residents or guests at their unit and shall promptly pay any fines or assessments.
- c. All requests by unit owners to keep a pet must be accompanied by a completed pet registration form and license, health certificate and a certificate of insurance showing liability insurance expressly providing insurance coverage for the pet. The Board of Directors will respond to any such request in writing within thirty (30) days.
- d. Any unit owner may appeal in writing a decision of the Board to the entire membership of the Association at any annual meeting. The unit owner must comply with the decision of the Board until any such appeal is heard. A vote of the majority of those in attendance at any meeting held where a quorum is present, shall be binding on the Association.
- e. A security deposit of \$500.00 may, at the sole discretion of the Board, be required for pets that, in its opinion, pose a risk to the Association. Said security deposit shall be held by the Association to insure compliance with all rules regulating pets. Failure to obey the Declaration, Bylaws or Rules of the Association shall entitle the Association to assess a fine and deduct this from the deposit held. And returned when the pet is removed from the property.
- f. Unit owners must obtain and maintain liability insurance insuring against any and all damage caused by their pets. Proof of such insurance shall be submitted to the Board with the pet registration form.
- g. No pet shall create noise, odor, or be allowed to disturb other residents.
- h. Only (2) pets per unit are permitted and no pets may be kept, bred or maintained for any commercial purpose.

- i. Pets shall not be permitted outside the unit on the common area of the Association unless accompanied by a responsible individual and kept on a hand leash of no more than 10 feet in length at all times.
- j. Each owner shall be responsible for the immediate removal of any droppings on common area, walks, hallways, or paved streets.
- k. Any pet causing or creating a nuisance, or unreasonable disturbance or noise shall be permanently removed from the property upon seven (7) days written notice from the Board of Directors.
- l. Failure to remove a pet from the property after written notice by the Board will constitute a willful violation of the Rules and shall result in a \$500.00 fine in addition to all other penalties as provided by the Declaration, Bylaws and Rules.

RULE 5. PARKING

- 5.1. Any vehicle which is determined, by the Board of Directors not to be registered and inspected, the said vehicle will not be permitted to park within the Condominium.
- 5.2 Trailers, meaning specifically (motorcycle, automobile, truck, utility, snowmobile) or any other vehicle requiring a trailer hitch for mobility, boats or similar recreational vehicles will only be permitted to be stored within the garage so long as said vehicle complies with Section 5.3 of this resolution.
- 5.3. Vehicles which do not fit into a parking space, both length and width, will not be allowed to park within the Condominium.
- 5.4. Recreational Vehicles (commonly known as RV's) will not be permitted to park within the Condominium.
- 5.5. Commercial vehicles consisting of trucks over 1500 GVW or vehicles with advertising signs visible to the public shall not be permitted.
- 5.6. There will be no parking on the lawn, in front of dumpsters or next to dumpster B, along driveways, fire lanes or walkways. Parking of automobiles is to be in areas indicated by parking lot lines.
- 5.7. Effective March 1, 2002 the number of registered vehicles allowed on premises for unit owners and tenants will be authorized according to the following formulas.

a. The greater of: Number of authorized underground garage parking spaces + 1 registered vehicle, or the number of residents in unit holding valid drivers license.

5.8. An owner or tenant with a single garage space will be authorized 2 vehicles on premises. An owner or tenant in a 2 bedroom unit with 3 licensed drivers although only having one garage space will be authorized to have 3 registered vehicles on premises.

Restriction shall not apply to motorcycles as long as the motorcycle is kept in a parking spot with an automobile.

5.9. Cabs (tractors) of a tractor/trailer tandem will not be allowed.

5.10. To protect the health and safety of the residents, vehicles that are improperly parked or which, in the sole opinion of the Board, block the common areas or inhibit access for fire and rescue vehicles or prevent snow removal, may be towed from the property at the vehicle owners expense WITHOUT PRIOR WRITTEN NOTICE.

5.11. No repairs to vehicles shall be conducted on the property.

5.12. The Condominium Association, its Directors or their agents are not responsible for any loss or damage to vehicles parked on the property.

5.13. ASSESSMENT PENALTIES

FIRST OFFENSE - Written Warning

SECOND OFFENSE or IF VEHICLE DOES NOT COMPLY WITHIN 5 DAYS - Towing at the Owner's Expense

RULE 6. POOL RULES

6.1. The pool is for the exclusive use of Owners, residents and their guests.

6.2 The pool is open from 9:00 am until 9:00 pm. Daily from Memorial Day through Labor Day.

6.3. No children under 10 years of age are allowed in the pool area unless accompanied by an adult.

6.4. Running, rough play in or out of the pool, excessive splashing, or any improper behavior must be avoided.

6.5. Food, glass, breakable items and pets are a health and safety problem and shall not be brought into the pool area. Please use ashtrays and place all trash in containers.

- 7.5. The following list is an example of what is NOT allowed on decks:
- Any type of fencing, lattice work or wire mesh screening
 - Any type of rattan curtains
 - Any type of bird feeders
 - Umbrellas attached to the deck railing
 - Hammock chair attached to fascia board
 - Trash cans or trash bags
 - Watering cans
 - Lighting (similar to holiday lighting) along deck or deck railing. Holiday decoration lighting may be used from Thanksgiving Day until January 15th.

- 7.6. Here are some examples of what IS allowed on decks:
- Deck furniture
 - Plants
 - Compliant grills (see: above)
 - American flag
 - Carpeting on deck boards is allowed, but be advised that if you choose to use carpeting, maintenance of deck boards (replacement) will be the responsibility of the unit owner.
- (As a reminder, please be careful when watering your plants that the water is not dripping onto the deck below.)

- 7.7. Failure to comply with these items will result in the following action:
- i. \$50.00 fine for the first week (7 days) of noncompliance.
 - ii. \$25.00 fine per day for each day not removed after the first 7 days up to 21 days.
 - iii. After 28 days removal of unauthorized item(s) by Association with costs to be borne by unit owner.

RULE 8. DIRECTORS' AUTHORITY

- 8.1 To the extent permitted by law and the Condominium Declaration and Bylaws, the Directors shall have the authority to issue or deny approval of any exception to these Rules. Such approvals shall be in writing and may be for the resolution of temporary problems or situations. Approvals may be revoked at any time.
- 8.2 The Board of Directors shall have the power to waive any provision of the Declaration, Bylaws or Rules in order to accommodate any disabled residents and comply with the provision of Federal and State Law.
- 8.3 Residency regulation concerning the operation and use of the Common Area may be promulgated and amended by the Board of Directors provided that such regulation are not contrary to or inconsistent with the Condominium Act,

the Declaration or these Bylaws. Copies of the Residency Regulations shall be furnished by the Board of Directors to each Owner prior to the time when the same shall become effective.

RULE 9. ENFORCEMENT COSTS/FINES

9.1 Costs and expenses, including reasonable attorneys fees, incurred in enforcing these Rules shall be assessed by the Board of Directors against the violator and/or the Unit Owner responsible for the violation.

9.2 All complaints of violations of the Declaration, Bylaws and Rules and Regulations MUST BE IN WRITING and directed to the Board of Directors and signed by the resident. Complaints should state nature of the violation, the time and place the violation occurred and the facts that give rise to the violation and the unit number or name of the party violating the Declaration, Bylaw or Rule or Regulation. All complaints should also contain the name, unit number and telephone number of the complaining party.

- a. Upon receipt of a complaint, the Board shall investigate the complaint and determine whether it is founded.
- b. If the Board determines that the complaint is founded, it shall direct that notice be sent to the violator stating the date, time and rule violated and request that the owner cease the conduct. This shall constitute a first notice of violation.
- c. If the violator wishes to contest this notice, he shall notify the Board in writing and may appear at the next Board meeting to contest the violation.
- d. If the Board determines that there is a repeated violation of the rules, The Board shall fine the offender and may request the offender attend the next Board meeting to discuss the violation.
- e. If any such violation or fine is contested, the Board at their next regular Board meeting, shall conduct a hearing of all facts and render a finding in writing and notify the owner of its decision. The decision shall state the facts found and if warranted, impose a fine, ban the offender from the common facilities or direct that legal action be taken to enforce the condominium instruments. All fines are considered an assessment against a unit and shall be payable thirty (30) days after the date of the Board's decision.
- f. Unit Owner may, after payment of all fines, appeal any fine to the entire membership at any annual or special meeting of the Association.
- g. The fine structure shall be as follows:
 - i. A first offense shall result in a warning letter.
 - ii. A second violation shall result in a \$25.00 fine.

- iii. A subsequent offense shall result in a fine of not more than \$100.00 for each offense and the Board may direct that legal action be taken to enforce the condominium instruments. The attorneys fees and costs of such action will be assessed to the violating unit. Each day a violation remains unabated is a separate violation.

Any Notice required by this section shall be deemed given when it is given in hand or mailed to the unit owner, by regular US Mail, at the address.

RULE 10. FEES AND ASSESSMENTS

- 10.1 Monthly assessment (commonly known as condo fee) which is due and payable on or before the first of the month, if not paid by the 15th of said month, then said unit is in default and will be charged a late fee as authorized in Article XII Section 1e of the By-Laws.
- 10.2 Notwithstanding the above, interest on the defaulting owners will prevail on all outstanding monies due as prescribed in Article XII: Section 1e of the By-Laws.
- 10.3 Owners shall pay a periodic fee to fund the needs of the approved Condominium Budget. The amount and frequency of the fees are to be set by the Directors. In addition, Special Assessments may be levied by the Directors to cover extraordinary expenses. Notification of fees and assessments, their amounts, and due dates shall be issued by the Treasurer as specified by the Directors.
- 10.4 In any case where an assessment against an Owner is payable in installments, upon a default by such Owner in the payment of any single installment, which continues for ten (10) days after written notice of such default has been sent to the Owner, the maturity of the remaining total of the unpaid installments of such assessments may be accelerated, at the option of the Board of Directors, and the then balance owing may be declared due and payable in full by the service of notice to such effect upon the defaulting Owner by the Board of Directors or Manager.
- 10.5 The Directors may assess interest and late payment charges, and take other actions as prescribed in the Bylaws, for any delinquency in payment of fees or assessments.
- 10.6 Additional liability; Each owner shall be liable for the expenses of all maintenance, repair or replacement rendered necessary by his/her acts,

neglect or carelessness and shall be liable for any common expenses and master insurance policy deductibles.

10.7 Pursuant to the Declaration, Bylaw and RSA 356-B: 41, an Owner shall grant a right of access to his Unit to the Board of Directors and to any other person authorized by the Board for the purpose of making inspections or for the purpose of correcting any conditions originating in his Unit and threatening another Unit or Common Area, and for the purpose of performing installation, alterations, or repairs to the mechanical or electrical services or other Common Area in his Unit or elsewhere in the building, provided that requests for entry are made in advance and that any such entry is at a time reasonably convenient to the Owner. In case of emergency, such right of entry shall be immediate whether the Owner is present at the time or not.

Voted and Approved this 9th Day of April, 2015

Board of Directors of Crest View Condominium
Nashua, New Hampshire.

Kelley Cannon
Director
Kelly Cannon

Kathy Eckles
Director
Kathy Eckles

Peter Chaloner
Director
Peter Chaloner

Director

Director

Director

APPENDIX A

RULES FOR INSTALLATION OF ANTENNAS & SATELLITE DISHES

1. Unit Owners may install antennas, satellite dishes and/or MDS antennas as specified by the Telecommunications Act of 1996, only on property that they exclusively control. This property includes their **Unit** and the **Limited Common** area assigned to the Unit, deck railing as described in the Declaration of Condominium.
2. Unit Owners may run normal and reasonable wiring from the dish or antenna directly to the unit and may penetrate and modify only that property owned or exclusively controlled by the unit owner and described in the Declaration of Condominium. All such installations must be in compliance with all local building codes and regulations and may not constitute a health or safety hazard.
3. Unit Owners must install and attach antennas, satellite dishes and/or MDS antennas only on Unit or Limited Common Area property and may not use, attach or penetrate any common walls, roofs, overhangs, gables or the like.
4. Unit Owners should attempt to locate the antenna or dish so that it is not visible from the street or from other units, or screen the antenna or dish from view.
5. No owner may install any satellite dish, MDS antenna or any wiring or equipment on the common property of the Association without the prior written consent of the Board of Directors.
6. The Board of Directors, upon being presented evidence by the unit owner that they are unable to obtain an acceptable signal on the property under their exclusive control, may approve any other proposed installation so long as such installations do not damage the common elements or present a danger to the health and safety of the residents of the condominium.
7. Unit Owners shall be liable for all damage caused to the unit, limited common area and/or common area caused by or resulting from the installation of any antenna, dish, equipment or wiring, and by installing such items agree to defend, indemnify and hold the Association harmless for any and all damage caused by the installation of such equipment.
8. If a unit owner fails to comply with these installation rules, the Board may order the immediate removal of the dish and all other related equipment and may take enforcement action pursuant to Article XII of the By-Laws for violation of this rule.

APPENDIX B

LEASING OF UNITS:

All renting or leasing agreements must be in writing and incorporate the Condominium Declaration Bylaws and Rules and must be signed by the prospective tenant, realtor (where applicable) and unit owner. No unit may be rented for a period of not less than six (6) months, unless written approval is obtained from the Board of Directors.

Units must be rented as a single family residence only, with no more than two persons per bedroom. No unit owner may lease rooms or operate a boarding house. Unit owners leasing their units are liable for the actions of their tenants and are responsible for unpaid assessments and fines incurred by their tenants. Any costs or fines associated with a rental will be assessed to the unit owner.

If the Board of Directors notifies a Unit Owner that his tenant has repeatedly violated the Declaration, By-laws or Rules and Regulations, the unit owner shall immediately terminate the lease and initiate eviction proceedings against said tenants. Failure to comply with this paragraph shall constitute a violation of these Rules and may result in a fine to be determined by the Board of Directors of up to but not exceeding \$500.00.

All lease forms must be submitted to the Board or Manager and conform to New Hampshire law and shall be required to contain the following specifications:

Leases must be legible and specify full names of all tenants authorized to occupy the leased unit. No sublease of any unit shall be permitted.

Leases must list the license numbers of all vehicles authorized to use the common parking areas. SEE PARKING REGULATIONS.

Leases must contain the following statements:

The renter or lessee agrees he has received, read and will abide by all provisions of the Condominium Rules and By-laws.

THIS LEASE WILL TERMINATE AND EVICTION PROCEEDINGS WILL BE INITIATED UPON NOTIFICATION THAT THE TENANT HAS REPEATEDLY VIOLATED THE RULES OR BYLAWS OF THE CONDOMINIUM ASSOCIATION.

Renters may not keep pets in the Condominium without the prior written consent from the Directors and must comply with all pet rules. No pets shall be permitted that in the sole opinion of the Board constitute a hazard to the health and safety of the residents and may constitute a disturbance to other residents.