

**AMENDED AND RESTATED RULES  
OF TORRINGFORD FARMS ASSOCIATION, INC.**

**As of INSERT NEW 2021 DATE**

**INTRODUCTION**

Defined Terms and Scope of Application

Terms whose initial letters are capitalized are defined in Article I of the Declaration.

Under the Common Interest Ownership Act, (known as the Act) rules are policies, guidelines, restrictions, procedures, or regulations of an association, whatever they may be called, that are in the Declaration or Bylaws and that govern the conduct of persons or the use or appearance of the Common Interest Community. The Tarringford Farms Association Inc. may adopt reasonable Rules to do the following things:

- Affect the use of or behavior in Units only as necessary to implement a provision of the Declaration;
- Regulate any behavior in or occupancy of a Unit that violates the Declaration or adversely affects the use and enjoyment of other Units or the Common Elements by other Unit Owners;
- Establish and enforce construction and design criteria and aesthetic standards, subject to the provisions of the Declaration, and such Rules must include procedures for enforcement and for approval of construction applications, including a reasonable time within which the Association must act after an application is submitted and the consequences of its non-action;
- Govern the time, place, size, number, and manner of display of the flag of Connecticut on Units and appurtenant Limited Common Elements and signs regarding candidates for public or association office or ballot questions; any Rules governing display of the flag of the United States must be consistent with federal law;
- Govern the time, place, and manner of the peaceful assembly of Unit Owners on the Common Elements to consider matters related to the Common Interest Community; and
- Restrict the leasing of Units to the extent such Rules are reasonably designed to meet underwriting requirements of institutional lenders that regularly make loans secured by first mortgages on units in common interest communities or regularly purchase those mortgages.

Subject to the Declaration and Rules, Unit Owners have a right to use the Common Elements other than Limited Common Elements for all appropriate purposes as approved by the board.

The Association has adopted the following Rules in accordance with the Declaration and the Act.

All Unit Owners, tenants of Units, mortgagees of Units, and occupants of Units and their contractors or employees, and any other person who may use the facilities of the Common Interest Community must comply with the Declaration, the Bylaws, and the Rules, as provided under Sections 1.11 and 20.1 of the Declaration. The acceptance of a deed to a Unit, the exercise of any incident of ownership of a Unit, or the entering into a lease or other occupancy of a Unit constitutes agreement that the Unit Owner, tenant, or occupant of the Unit accepts and ratifies the provisions of the Declaration, the Bylaws, and the Rules.

## ARTICLE I

### Use and Occupancy of Units

#### Section 1.1 – Single-Family Residential Use.

(a) As provided in the Declaration, Units are limited to residential use for the occupancy of single families. Refer to “article 10 section 10.1” of the Declaration.

(b) Overnight occupancy of each bedroom in a Dwelling, as shown on the House Style Plans, Schedule A-4 to the Declaration, is limited by the allocation of 70 square feet of floor space of the bedroom to the first occupant and an additional 50 square feet of floor space to each additional occupant. The first occupant must receive an allocation of at least 70 square feet of floor space for overnight occupancy of a bedroom, and each additional occupant must receive an allocation of at least 50 square feet of floor space for overnight occupancy of a bedroom. By way of illustration, no more than two people can occupy overnight a bedroom whose dimensions are ten feet by twelve feet with a total floor area of 120 square feet. This limitation protects the health and safety of the Common Interest Community by preventing overcrowded, unhealthful conditions in Dwellings and avoiding conditions with traffic and parking that arise from the narrow streets and limited parking facilities in the Common Interest Community.

(c) Home professional pursuits that require regular visits from the public require Board approval. No Commercial signs are permitted except for open house signs which may be placed at the entranceway, on the lawn and outside the flower beds temporarily for the day. The open house signs must be removed at the end of the open house that day.

(d) Residential use of a Unit includes conducting tag sales and personal auctions under restrictions established by the Executive Board covering frequency, order, safety, and other matters that may adversely affect the use and enjoyment of other Units or the Common Elements by other Unit Owners.

(e) No Unit may be used or rented for transient, hotel or motel purposes, or time share purposes.

#### Section 1.2 – Garages and Driveways.

(a) Garages in Units are limited to use for parking of vehicles and accessory storage of household items. Use of garages for storage must not interfere with their use for the parking of the number of vehicles for which they were designed. The garage doors must be able to close with vehicles and stored items inside of garages.

b) Please see Section 6.4 for limitations and prohibitions concerning certain types of vehicles.

(c) The conversion of garages to living space is prohibited.

Section 1.3 – Signs. Unit Owners and occupants must not place signs, window displays, or advertising in their Units, including but not limited to such items indicating commercial or professional activities or uses of Units, with the following exceptions:

(a) A name plate or sign in a form approved by the Executive Board having the name of the occupants of the Unit, and which must not exceed nine square inches in total area;

(b) Signs indicating that a Unit is for sale which may be placed in the front yard of the Unit and which must not exceed five square feet in total area.

(c) Signs indicating that the occupants of the Unit are conducting a tag sale or personal auction, which may be placed in the front yard of the Unit and which must not exceed five square feet in total area. Sign must be removed with 24 hours of completed sale.

(d) Religious signs according to the law may be placed on the front door.

Section 1.4 – Storage of Trash and Trash Containers. No storage of trash, garbage, rubbish, recyclables, or other refuse is permitted in or outside any Unit in such manner as to permit the spread of fire or encouragement of vermin or insects. Containers for trash, garbage, rubbish, recyclables, or other refuse may be placed within the garage of the Unit

or both containers may be placed at the rear or side of a dwelling in such a manner that is neat and orderly. See section 9.1 (a) (i) 7 of the new rules for suggestions.

Section 1.5 – Storage of Hazardous Substances. Flammable, combustible, or explosive fluids, materials, chemicals, or other substances must not be kept in or near any Unit, with the exception of such substances that are for customary household use. Disposal of such substances must be in compliance with all city and state laws.

Section 1.6 – Prohibited Structures. No trailer, shack, garage, barn, temporary structure, or other improvement, whether attached to or detached from the existing dwelling, may be placed or constructed in a Unit. Sheds are permitted with the prior approval of the Executive Board under Section 10.4 and Article XII of the Declaration and Article IX of the Rules.

Section 1.7 – Sewage Disposal and Wells. Septic systems and or other on-site sewage treatment and disposal systems are prohibited in Units, as Units are served by a public sewage system. Portable water wells are prohibited in Units, as Units are served by a public water system.

Section 1.8 – Cleanliness. Unit Owners must keep their Unit in a good state of preservation and cleanliness. They must prevent the accumulation of material that will promote odor or the spread of vermin and insects or constitute a danger or nuisance to other Units and the Common Elements.

Section 1.8a Lawn Care:

- (a) Grass/Lawns may not be higher than 8 inches. Failure to comply may result in the Executive Board arranging for mowing at the homeowner's expense.
- (b) The homeowners are responsible for keeping their lawn healthy and for the repair of grassless and damaged areas.
- (c) Fall Leaf clean-up – Homeowners are not permitted to deposit leaves on adjoining properties, common areas, or roadways. Leaves can be bagged and picked up by the City of Torrington on announced Leaf removal dates.
- (d) Parking on unpaved areas, including lawns, in front of or to the sides of dwellings in Units is prohibited.

Section 1.8b Snow Removal: In winter months, walkways and driveways must be shoveled clear within 24 hours of the storm ending.

Section 1.8c Tree Maintenance:

- (a) Removal of Dead Trees: Semi-annual inspections by the Executive Board and the Property Management Company will determine if diseased trees need to be removed. Trees located in Common Areas are the responsibility of the Association. Trees located on homeowners' property are the responsibility of the homeowner. Tree stumps that cannot be cut to ground level must be removed and the surrounding lawn must be repaired.
- (b) Pruning: The homeowner is responsible for pruning low hanging tree branches which can damage or impede movement of tall vehicles or block street lights.

Section 1.9 – Clotheslines. Clotheslines or other devices for drying laundry outdoors are prohibited outside of the dwelling or garage in a Unit.

Section 1.10 – Decorative Displays. Unit Owners must not cause or permit anything to be hung, displayed, or exposed at or on the outside of windows, on the outside of the dwelling, or in the yards and driveways of a Unit without prior written consent of the Executive Board, with the following exceptions:

- (a) Holiday decorations, lights, and displays, which must be removed within 30 days after the date of the holiday to which they pertain;
- (b) A seasonal flag not exceeding 10 square feet in area, which must be mounted on a pole that is securely fastened to the dwelling in the Unit;
- (c) A flag of the United States not exceeding 11 square feet in area, which must be displayed on a stationary flagstaff or flagpole that is installed securely and vertically in the ground or mounted securely and horizontally or at an angle from the front of the dwelling; and
- (d) A flag of Connecticut not exceeding 11 square feet in area, which must be displayed on a stationary flagstaff or flagpole that is installed securely and vertically in the ground or mounted securely and horizontally or at an angle from the front of the dwelling.

Section 1.11 – Maintenance of Thematic Fencing. Unit Owners are responsible for the maintenance of the thematic fencing, which was installed by the Declarant to be architecturally consistent with the design theme of the Common Interest Community. Approval from the board is needed to alter the fence color and or to remove the fence.

Section 1.12 – Pools and Hot Tubs. Small seasonal pools that are unfiltered, less than 30 square feet in total area, less than 18 inches deep, may be placed in the yard area of the Unit behind the dwelling, and stored between Labor Day and Memorial Day. Water must be changed daily and emptied at the end of the day. Unit Owners may install above ground pools and hot tubs in the yard area of the Unit behind the dwelling with prior written approval of the Executive Board and with all city and town permits.

Section 1.13 – Storage on Porches Prohibited. Storage of any item in any manner, including but not limited to gas grills, on the front porches of dwellings is prohibited.

Section 1.14 – Subdivision of Units Prohibited. No Unit may be subdivided in any manner for any purpose. The interior area of the dwelling in a Unit may not be divided or partitioned to create more than one dwelling, including but not limited to the creation of in-law apartments. No Unit may be used to provide access to another Unit.

## ARTICLE II

### Use of Common Elements

Section 2.1 – Obstructions. There shall be no obstruction of the Common Elements. The Common Elements must be kept free and clear of animal waste, rubbish, debris, cigarette butts, and other unsightly materials. No furniture, barbecues, grills, potted plants, furniture, recreational equipment, toys, baby carriages, strollers, playpens, bicycles, carts, wagons, and other personal property may be permanently placed or parked on any part of the Common Elements, except as otherwise expressly provided in the Rules.

Section 2.2 – Trash and Litter. Unit Owners and occupants must not place their trash, garbage, rubbish, recyclables, or other refuse outside their own Unit. Unit Owners may not place containers for trash, garbage, rubbish, recyclables, or other refuse on any roadway. The accumulation of rubbish, debris, and other unsightly materials by Unit Owners and occupants in the Common Elements is prohibited. Littering of any kind, including but not limited to the disposal of cigarette butts, is prohibited in the Common Elements. All trash, garbage, rubbish, recyclables, or other refuse from activities in the Common Elements must be deposited in designated trash receptacles provided by the Association or in appropriate containers located in Units.

Section 2.3. – Storage. The storage of any items, materials, and other personal property outside of Units in the Common Elements by Unit Owners and occupants is prohibited without the prior written consent of the Executive Board, except as otherwise expressly provided in the Rules.

Section 2.4 – Proper Use. Common Elements may be used only for the purposes for which they were designed. No person may commit waste on the Common Elements. Nuisances, vandalism, boisterous activities, and behavior that interfere with the proper use of or limit the enjoyment of the Common Elements by others are prohibited. The Common Elements must not be damaged, defaced, or misused in any manner by Unit Owners, occupants, guests and children of Unit Owners and occupants, or their pets.

Section 2.5 – Projectiles. No firearms, B-B guns, pellet guns, bows and arrows, slingshots, or any device or substance that presents an unreasonable risk of harm to units, people or pets shall be fired, thrown, or otherwise propelled in any areas of the Common Interest Community. Fireworks permitted according to state and city law.

Section 2.6 – Landscaping. Cutting, digging, trimming, or damaging of the grounds or any flowers, shrubs, trees, or other plantings in the Common Elements by Unit Owners or occupants is prohibited without prior written permission from the Executive Board.

Section 2.7 – No Commercial Use. Except for those activities conducted by the Association, no industry, business, trade, or commercial activities may be conducted, maintained, or permitted in the Common Elements.

Section 2.8 Commercial Signs: No Commercial signs are permitted on the Common Elements except for open house signs which may be placed at the entranceway, on the lawn and outside the flower beds temporarily for the day. The open house signs must be removed at the end of the open house that day.

### ARTICLE III

#### Actions of Owners and Occupants

##### Section 3.1 – Annoyance or Nuisance.

(a) No noxious, offensive, dangerous, or unsafe activity shall be carried on in any Unit, or the Common Elements, nor shall anything be done therein either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants.

(b) Unit Owners or occupants must not make or permit any disturbing noises by themselves, their family members, or their servants, employees, agents, contractors, visitors, licensees, or invitees, and they must not do or permit anything to be done by such

persons that will interfere with the rights, comforts, or convenience of other Unit Owners or occupants.

(c) Unit Owners and occupants must not play or permit the playing of any musical instrument or operate or permit the operation of any device that reproduces or amplifies any audio recording, including, but not limited to, televisions, radios, stereos, sound systems, music equipment, audio equipment, and home theater equipment, at such a volume or level of amplification or in such other manner that it causes an unreasonable disturbance to other Unit Owners or occupants. By way of example only, the volume or level of amplification constitutes an unreasonable disturbance if the sound from the device in question can be heard in the dwelling of an adjoining Unit whose windows are closed and whose air conditioning or heating equipment is in operation.

Section 3.2 – Littering. Unit Owners and occupants and their family members, servants, employees, agents, contractors, visitors, licensees, or invitees must not litter anywhere in the Common Interest Community. They must deposit all trash, garbage, rubbish, recyclables, or other refuse that they generate in designated trash receptacles provided by the Association or in appropriate containers located in their Unit. They may not deposit their refuse in another Unit without the consent of the Unit Owner or occupant of the Unit.

Section 3.3 – Compliance with Law. No immoral, improper, offensive or unlawful use may be made of the Common Interest Community. Unit Owners shall comply and conform to all applicable laws of the United States and the State of Connecticut, and all ordinances, rules and regulations of the City of Torrington. A violating Unit Owner shall hold the Association and other Unit Owners harmless from all fines, penalties, costs and prosecutions for the violation thereof or noncompliance therewith.

Section 3.4 – Indemnification for Action of Others.

(a) Unit Owners shall hold the Association, its Directors and Officers, other Unit Owners, and occupants of Units harmless for the actions of their children, tenants, guests, pets, servants, contractors, employees, agents, invitees, or licensees.

(b) Unit Owners shall hold the Association, its Directors and Officers, and other Unit Owners harmless from all fines, penalties, costs, and prosecutions for the violation thereof or noncompliance with applicable laws and regulations of the United States and of the State of Connecticut and all ordinances, rules, and regulations of the City of Torrington.

Section 3.5 – Employees of Management. No Unit Owner shall send any agent or employee of the manager out of the Common Interest Community on any private business



of the Unit Owner, nor shall any agent or employee be used for the individual benefit of the Unit Owner, unless in pursuit of the mutual benefit of all Unit Owners, or pursuant to the provision of special services for a fee to be paid to the Association.

## ARTICLE IV

### Insurance

Section 4.1 – Increase in Rating. Unit Owners and occupants and their family members, servants, employees, agents, contractors, visitors, licensees, or invitees must not do or permit anything to be done or kept in the Common Interest Community that will result in the cancellation of insurance coverage on the Common Elements or the personal property of the Association.

Section 4.2 – Rules of Insurance. Unit Owners and occupants and their family members, servants, employees, agents, contractors, visitors, licensees, or invitees must comply with all requirements in any fire and liability insurance policy covering the Common Elements.

Section 4.3 – Reports of Damage. Damage by fire or accident affecting the Common Interest Community and persons injured by or responsible for any damage, fire or accident must be promptly reported to the manager or a Director by any person having knowledge thereof.

## ARTICLE V

### Trash Removal

Section 5.1 – Use of Trash Containers. All Unit Owners and occupants must use trash containers and recycling containers provided by the City of Torrington. These containers are a standard size for mechanical handling by trash collection vehicles. Unit Owners and occupants are responsible for depositing ordinary trash, garbage, rubbish, recyclables, and other refuse from their Unit into these containers. Unit Owners and occupants must move the containers to their yard edge, their sidewalk or the end of the driveway at the front of their Unit for handling on the scheduled pick-up day in accordance with instructions from the City of Torrington. Avoid placing containers in the road, if at all possible. They must be placed tight to the curb of the house, at the end of the driveway, or on lawn. The containers must be returned to storage in the Unit in accordance with Section 1.4 by the morning following the scheduled pick-up day.

Section 5.2 – Disposal of Bulky Waste. Discarded appliances and other bulky or large items intended for disposal must be placed to the sidewalk or the end of the driveway at

the front of a Unit for trash collectors to pick up on the scheduled pick-up day. If trash collectors do not pick up these items, the Unit Owner or occupant must make all necessary arrangements with the City of Torrington Department of Public Works for the pickup of the bulky or large items. Multiple calls to the Department may be necessary. If the trash collectors or the Department does not remove the large or bulky items on a day that a Unit Owner or occupant has moved them to the sidewalk or the end of the driveway at the front of the Unit, the Unit Owner or occupant must return the items for storage by the end of the day within the dwelling or garage of the Unit or at the rear or side of the dwelling in such a manner that the items are not directly visible from the street until the scheduled day for pick-up of the items. In accordance with applicable laws, all discarded appliances, including, but not limited to, refrigerators, dishwashers, freezers, and stoves, must be dismantled in such a manner as to prevent any persons from becoming trapped inside of them.

Section 5.3 – Disposal of Construction Debris. The placement of a Dumpster®, trash box, or other large container in a Unit for disposal of construction debris, large or bulky waste, or large amounts of trash, garbage, rubbish, recyclables, and other refuse from the Unit requires the prior written approval of the Executive Board. Arrangements for the disposal of construction debris must be included in the approval of the construction by the Executive Board under Article IX. In determining whether to approve the placement of such a container, the Executive Board will consider the location of the container, the length of time that the container will be present, safety issues from the placement of the container, and the impact of the container on nearby Units and the Common Interest Community.

## ARTICLE VI Motor Vehicles

Section 6.1 – Compliance with Law. In the operation of motor vehicles in the Common Interest Community, all persons must comply with Connecticut statutes, regulations of the Connecticut Department of Motor Vehicle regulations, and ordinances and regulations of the City of Torrington.

### Section 6.2 – No Parking Areas – Violations are subject to fines.

(a) Vehicles must not be parked in such a manner as to block access to garages, fire hydrants, sidewalks that are perpendicular to drives, and pedestrian crossing areas.

(b) Overnight parking on the streets in the Common Interest Community is prohibited. No vehicle may be parked curbside after 11:00 p.m. or before 6:00 a.m.

(c) Parking on the streets in the Common Interest Community is prohibited in No Parking labeled zones. Street parking is prohibited during snow and or ice storms and or during any period of time in which the City of Torrington institutes a parking ban on town roads and streets because of inclement weather.

(d) Parking on sidewalks is prohibited.

(e) Parking on unpaved areas, including lawns, in front of or to the sides of dwellings in Units is prohibited.

(f) In addition to other actions that the Association may take to enforce the Rules, the Association may tow vehicles parked in violation of this section after reasonable efforts to contact the Unit Owner or occupant of the Unit where the vehicle is parked or the person to whom the vehicle is registered.

Section 6.3 – Parking in Spaces by Basketball Court. Parking spaces in the area around the basketball court are for the use for temporary parking of guests of Unit Owners and occupants by hang tag permit only. Unit Owners and occupants must notify the Association’s property manager of the make, model, license plate number, and length of stay for any guests who are staying longer than one day and using the parking spaces around the basketball court for their own motor vehicles. Any motor vehicle of a Unit Owner or guest that is parked without displaying a hang tag permit may be towed at the expense of the Unit Owner.

Section 6.4 – Limited and Prohibited Use of Certain Vehicles.

(a) The following types of vehicles are prohibited in the Common Elements and driveways of Units for more than eight hours during any 24-hour period, except for temporary loading and unloading or with the prior written permission of the Executive Board: (1) Vehicles having a capacity of more than one ton; (2) trailers of any kind; (3) boats; (4) mobile homes; (5) recreational vehicles; and (6) vehicles with more than four single-tired wheels.

(b) Snowmobiles, all-terrain vehicles or “ATVs,” golf carts, trail bikes, gasoline powered scooters, and go-carts that are not used by the Association or its designees for the maintenance, repair, or replacement of the Common Elements are prohibited for use on common elements. However, this prohibition does not apply to motor-assisted wheelchairs, which are permitted in accordance with applicable law.

Section 6.5 – Registration of Motor Vehicles. All motor vehicles used or parked within the Common Interest Community must be registered and licensed. Additionally, they must

be properly equipped for and in operating condition for safe travel on public streets and highways.

Section 6.6 – Maintenance Activities for Motor Vehicles. Routine maintenance of motor vehicles is permitted within Units but not in the Common Elements. Motor vehicles may not be disassembled, rebuilt, repainted, or constructed anywhere in the Common Interest Community. All fluids from motor vehicles and hazardous materials must be disposed of in accordance with State regulations. Dumping of any fluids from motor vehicles anywhere in the Common Interest Community is prohibited.

Section 6.7 – Noise from Motor Vehicles. Unit Owners and occupants and their family members, servants, employees, agents, contractors, visitors, licensees, or invitees must not make or permit any unreasonable noises from their motor vehicles. Such noises include, without limitation, the revving of engines, the squealing of tires, and loud sounds from vehicle exhaust systems or car stereos.

Section 6.8 – Speed Limit in Common Elements. The speed limit for motor vehicles in the Common Elements, such as streets, drives, and parking lots, is 15 miles per hour.

## ARTICLE VII

### Pets

Section 7.1 – Number, Species, and Control; No Commercial Use – Violations are subject to fines.

(a) Number of pets in each Unit must comply with the rules according to the City of Torrington.

(b) Exotic animals and farm animals are prohibited in the Common Interest Community.

(c) Any animal of any kind that has venom or poisonous defense or capture mechanisms, or if let loose would constitute vermin, is prohibited in the Common Interest Community.

(d) No animals of any kind may be raised, kept or bred, for commercial purposes in the Common Interest Community for commercial purposes.

Section 7.2 – Restraint of Pets – Violations are subject to fines.

(a) All pets must be kept and controlled in a safe and reasonable manner that does not interfere with the use and enjoyment of the Units and Common Elements by other Unit Owners and occupants.

(b) All pets must be on a leash or carried when on the Common Elements. All dogs must be kept under control on the owner's property, if not in a fenced area/invisible fence and not under strict verbal control, then a leash must be used.

(c) No pet may be tied up or left outside in a fenced area unsupervised. Pets may be left outside a dwelling only on a temporary basis under supervision between the hours of 8:00 a.m. and 9:00 p.m.

(d) No pet is allowed within the area of another Unit without the direct permission of the Unit Owner or occupant of that Unit.

Section 7.3 – Pet Waste – Violations are subject to fines.

(a) Any curbing of pets in the Common Elements must be done in pet-friendly areas that the Executive Board designates by signs or other means. Any pet droppings in the Common Elements must be picked up and removed immediately to trash storage containers on the homeowner's property.

(b) Pets may be curbed only in the Unit where the pet is kept. Pets may not be curbed in another Unit without the permission of the Unit Owner or occupant of the Unit. Any pet droppings in a Unit must be picked up and removed to a trash storage container within a reasonable time. The accumulation or storage of pet waste within a Unit in a manner that causes odors or unsanitary conditions is prohibited.

Section 7.4 – Nuisance Animals – Subject to Disciplinary Actions.

(a) The Unit Owner or occupant of a Unit where any animal is kept that exhibits viciousness, ill temper, or dangerous behavior must permanently remove the animal from the Common Interest Community upon three days' written Notice and Hearing by the Executive Board.

(b) The keeper of any animal that barks continually or makes other objectionable noise continually that is clearly audible in Units other than the Unit where the animal is kept will be given notice by the Executive Board and 30 days to cure the animal of the habit. If such a cure is not effectuated, the Unit Owner or occupant of the Unit will be subject to

disciplinary action that may result in removal of the animal from the Common Interest Community after Notice and Hearing by the Executive Board.

Section 7.5 – Registration of Pets. Each pet kept in a Unit by a Unit Owner or occupant must be registered with the City of Torrington. This information must be made available to the Board of Directors or Management Company upon request. The Unit Owner or occupant must properly secure all registrations and licenses required for the pet by the State of Connecticut and the City of Torrington.

Section 7.6. – Animals Necessary as Reasonable Accommodation to Handicapped Persons. Notwithstanding anything to the contrary in this article, the following animals are permitted in the Common Interest Community as stated:

(a) Trained guide dogs or other animals for persons holding certificates of blindness and necessity;

(b) Other animals if such animals provide assistance to blind, deaf, or mobility-impaired persons and such animals have been trained, are being trained, or have been provided by an agency or service qualified to provide or train such animals, as permitted by Section 46a-64(a)(5) of the General Statutes; and

(c) Other animals as necessary for the reasonable accommodation of handicapped persons under state and federal fair housing laws as necessary to enable such persons to use and enjoy a Unit in the Common Interest Community to the same extent as persons who are not handicapped.

Each of the foregoing animals must be kept in direct custody of the assisted or handicapped person at all times when on the Common Elements, and the animal must wear and be controlled by a harness or orange leash and collar.

## ARTICLE VIII Recreational Areas

### Section 8.1 – Use of Recreational Areas.

(a) All recreational areas in the Common Elements, including, but not limited to, playgrounds and athletic fields, are for the use of Unit Owners or occupants and their family members and invited guests only.

(b) All recreational areas are used at the risk and responsibility of the user. The user will hold the Association harmless from damage or claims from such use.

(c) Users of the recreational areas must comply with applicable Rules, and they are responsible to keep the areas in good order. Recreational equipment, sports equipment, personal items, and other personal property must not be left in the recreational areas after use.

(d) Boisterous, rough, or dangerous activities and behavior/language that unreasonably interfere with the permitted use of recreational facilities by others are prohibited. Users must treat one another with civility at all times.

(e) Rules of safety promulgated by nationally recognized organizations regulating play of a game or sport for which a recreational area is designed must be followed, and where appropriate, customary safety equipment must be worn and used.

(f) The hours of use for recreational areas are from 8:00 a.m. until dusk unless otherwise officially posted by The Board of Directors.

#### Section 8.2 – Use of the Pond.

(a) The pond and the areas surrounding the pond, including the picnic area, are parts of the Common Elements and are for the use of Unit Owners or occupants and their family members and invited guests only.

(b) Pond users are responsible to keep the pond and surrounding areas in good order. Recreational equipment, fishing equipment, personal items, and other personal property must not be left in the pond area after use. Pond users must clean the pond area after use.

(c) Boisterous, rough, or dangerous activities and behavior/language that unreasonably interfere with the permitted use of the pond area by others are prohibited. Pond users must treat one another with civility at all times.

(d) Boating and swimming in the pond is prohibited.

(e) Walking on the plunge pool wall and wading in the plunge pool area is prohibited.

(f) The pond and surrounding areas are used at the risk and responsibility of the user. The user will hold the Association harmless from damage or claims from such use.

### Section 8.3 – Use of the Fire Pit.

(a) The fire pit is for the use of Unit Owners or occupants and their family members and invited guests only. Children under 18 must be accompanied by an adult.

(b) Users are responsible to keep the fire pit and surrounding areas in good order. Cooking equipment, burning equipment, personal items, and other personal property must not be left in the area around the fire pit after use.

(c) Boisterous, rough, or dangerous activities and behavior/language that unreasonably interfere with the permitted use of the fire pit by others are prohibited. Users must treat one another with civility at all times. Fire pit must be extinguished and area cleared by 11:00 p.m.

(d) Fire pit area is designated for wood burning only. Users must completely extinguish the fire with water after use.

(e) The fire pit and surrounding area are used at the risk and responsibility of the user. The user will hold the Association harmless from damage or claims from such use.

Section 8.4 – Proper Use. Recreational areas, the pond area, and the fire pit must be used only for the purposes for which they were designed. The facilities, equipment, and surrounding areas must be properly used and may not be abused, overcrowded, vandalized, or operated in such a way as to prevent or interfere with permitted play or use by others. All children under 18 remain under the responsibility of the parent/guardian.

Section 8.5. – Ejectment for Violation. Unit Owners or occupants and their family members and invited guests may be summarily ejected from the recreational areas, the pond area, and the fire pit by personnel of the Association's managing agent or property manager or other persons authorized by the Executive Board in the event of violation of these Rules, and they may be suspended from the use of such areas and facilities until the time for Notice and Hearing concerning the violation. Following the Hearing, they may be suspended for the period of time decided in connection with the Hearing or fines may be levied.



ARTICLE IX  
Restrictions on Changes to the Exterior Appearance of the Common Interest  
Community

Section 9.1 – Application of Standards.

(a) The standards in this article apply to the following activities by Unit Owners and occupants and their family members, servants, employees, agents, contractors, visitors, licensees, or invitees, and are subject to approval by the Executive Board. If not approved by the Executive Board, it will be considered a violation and are subject to fines.:

(i) Exterior construction, alteration, addition, and improvement of any nature whatsoever in a Unit, including, but not limited to, repair, replacement, or other work that in any way alters the exterior of the dwelling or the improvements located in the Unit from the natural or improved state that existed when the Declarant conveyed the Unit to its first purchaser, including, by way of example only, the following:

(1) Replacement of roofing or siding, including changes to material and color, or installation of solar panels;

(2) Replacement of chimney, including changes to material and color;

(3) Addition of chimney, including material and color;

(4) Replacement of windows, doors, and garage doors, including changes to material and color;

(5) Modifications to and expansions of driveways and walkways, including changes to material and color;

(6) Installation or modification of fences including thematic fencing, walls, and landscaping borders, including material and color. The homeowner is required to have an A2 survey completed prior to any fence installation;

(7) Installation or modification of decks, patios, and sheds, trash and recycling receptacle enclosures including material and color; and size.

(8) Installation of hot tubs.

(9) Change of color of any exterior portion of the dwelling in the Owners Unit.

(ii) Changes to the appearance of any part of the Common Elements; and

(iii) Additions, alterations, or improvements to any portion of the Common Elements.

(iv) Refer to Section 5.3 for disposal of construction debris

(b) If the Executive Board permits additions, alterations, improvements, or other changes to the to the Unit, the Executive Board may require the Unit Owner to either maintain such changes or pay an additional assessment for the reasonable additional costs, if any, imposed on the Association for any additional maintenance burden.

#### Section 9.2 – Interpretation of Standards.

(a) The Executive Board must act in accordance with the terms of Section 10.4 and Article XII of the Declaration on requests from Unit Owners to make additions, alterations, improvements, or other changes to the Common Elements and to alter or improve the exterior of the dwelling or the improvements located in the Unit.

(b) The Executive Board will interpret and apply the standards in Section 10.4 and Article XII of the Declaration and Article IX of the Rules in making its decisions. Under Section 10.4 of the Declaration, the Executive Board is the sole arbiter of plans and specifications for any exterior construction, alteration, addition, or improvement to a Unit proposed for its approval, and it may withhold approval on any reasoned basis, including for purely aesthetic considerations.

(c) The standards set forth in this article consist of both general guidelines and specific requirements. They apply by analogy in instances where specific requirements are vague, ambiguous, or non-existent.

(d) The Executive Board may consider the impact of any proposed changes or improvements to Units and the Common Elements on the Common Interest Community and its Unit Owners and residents, and it may deny approval of the proposed changes or improvements if they have an adverse impact.

(e) The Executive Board may interpret the standards in this article in accordance with reasonable variations, provided that an overall consistency of look and feel is maintained in the Common Interest Community.

(f) Any additions, alternations, and improvements to the Common Elements must not cause any increases in the premiums of any insurance policies carried by the Association without the prior approval of the Executive Board.

(g) The decisions of the Executive Board will bind the Unit Owner applying for permission to take actions under Section 10.4 and Subsection 12.1(b) of the Declaration.

Section 9.3 – Community Architectural Requirements (CAR) Application and Decision on Application.

(a) A Unit Owner requesting approval from the Executive Board under Sections 10.4 and 12.1(b) of the Declaration for any exterior construction, alteration, addition, or improvement of any nature in a Unit as described in Section 10.4 of the Declaration and Subsection 9.1(a)(i) of the Rules must submit the request to the Manager on a Community Projects Application Form. Forms are available from the Manager, the Association's website, [www.torringfordfarms.org](http://www.torringfordfarms.org), and any member of the Executive Board. Plans and specifications showing the nature, kind, shape, height, materials, and location of the proposed exterior construction, alteration, addition, or improvement must accompany the form. If any building permit, zoning permit, or other permit or approval from the State of Connecticut or the City of Torrington is required for the proposed improvement, applications for the permits and approvals with the Unit must accompany the form. The Unit Owner must pay all fees associated with the applications.

(b) After the Manager or Executive Board member determines that an application under Subsections 9.3(a) or (b) is complete, the Manager or a member of the Executive Board will submit the application to the Executive Board for decision. The Executive Board will make a decision on the application within 60 days of such submission, after Notice and Hearing to the applicant and any other Unit Owners or occupants whom the proposed changes or improvements will particularly impact, as the Executive Board may determine. The Executive Board may decide to approve the application or to deny the application. The Association will notify the applicant of the Executive Board's decision promptly in writing.

Section 9.4 – When Changes or Improvements by Unit Owners Deemed Approved. If the Executive Board fails to approve or disapprove an application made under Subsection 9.3(a) or (b) of the Rules within 60 days of the submission to the Executive Board of a complete application from a Unit Owner in accordance with Sections 10.4 and 12.1 of the Declaration and this article, approval of the application will not be required. The Unit Owner will be deemed to have complied with Sections 10.4 and

12.1 of the Declaration and this article, provided that the Unit Owner satisfies all requirements of the State Building Code and the City of Torrington zoning requirements.

Section 9.5 – Requirements for Approved Applications.

- (a) Unit Owners and their contractors, agents, servants, and employees must not begin work on an application approved by the Executive Board under Section 9.4 of the Rules until written approval is received. Unit Owners and their contractors, agents, servants, and employees must not begin work on an application deemed approved under Section 9.4 of the Rules sooner than 61 days from the date on which the Manager submitted the application to the Executive Board for decision.
- (b) Upon approval of an application by the Executive Board under Section 9.4 of the Rules, the changes or improvements approved in the application must be completed within 12 months from the date on which the Association gave notice of the approval.
- (c) Unit Owners and their contractors, agents, servants, and employees must perform work and conduct activities on or affecting the areas of a Unit that are outside of the dwelling only between the hours of 7:00 a.m. and 9:00 p.m. Monday -Saturday, Sundays and State of Connecticut holidays 9:00 a.m.- 7:00 p.m.
- (d) As part of any work or activities performed under an application approved by the Executive Board under Section 9.3 of the Rules, daily clean-up of materials, supplies, and debris is required.

ARTICLE X

General Administrative Rules

Section 10.1 – Consent in Writing. Any consent or approval required by the Rules must be obtained in writing prior to undertaking the action to which it refers.

Section 10.2 – Complaints in Writing. Any formal complaint regarding the maintenance, operation, or management of the Common Interest Community or regarding actions of other Unit Owners or use of their Units shall be made in writing to the Executive Board or the Manager.

Section 10.3 – Rights and Responsibilities for Better Communities. To offer guiding principles for both the Directors and Officers as the volunteer leaders of the

Association and the Unit Owners as the members of the Association to use in the operation and governance of the Association and in their relationships with one another, the Association has adopted Rights and Responsibilities for Better Communities. They are appended to the Rules.

- Resale package
- Information on renters
- Renters must be aware of rules and regulations

Certified to be the Rules adopted by the Executive Board on **INSERT NEW 2021 DATE** after Notice and Comment to the Unit Owners

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Secretary, Tarringford Farms Association,  
Inc.