

Meadowlands at Keene, Condominium Association

RULES WE LIVE BY

Guidelines are necessary in community living, and that is why we make these “rules” available as a supplement to, but not as a substitute for, Meadowlands at Keene By-laws.

Each of us not only has certain rights, but also certain obligations to other residents. The courtesy and consideration for the rights of others is always beneficial, and objectionable behavior is not acceptable even if such behavior is not specifically against any rules contained herein.

The Rules We Live By may be amended or changed at any time by the Board of Directors.

An owner may be fined if, after a written warning, the owner, or their tenant, continues to violate the rules.

1. 15 MPH SPEED LIMIT

- A. The posted speed limit for vehicles driving within the Meadowlands is 15 MPH. It is the residents who must act responsibly when driving on the property and obey the speed limit for the safety of everyone. It is also the resident’s responsibility to inform visitors to obey the speed limit.

2. PARKING

- A. **NO PARKING ON ROADS.** Roads are to be used for travel only. Parking any unattended vehicle on the roads is prohibited.
- B. **Overflow parking spaces are for visitors and residents with multiple cars.** Residents are to use their garage and/or driveway for parking. Homeowners with more than one car who do not use their garage for parking may park one car in the driveway in front of their garage door and must park additional car(s) in the overflow parking area. B and C unit owners with more than one car may park one car in their garage (or overflow) and one car in the driveway (centered) in front of their garage door. This will ensure there is adequate space to allow passengers to exit and enter the car.
- C. Parallel parking two vehicles on end unit driveways is not allowed except where driveways have been widened.
- D. The turn-around area at the end of each road is for the use of the residents living in Unit D of each building, except for Unit 24D, which shall not use the end of the road as it would block access to and from Unit 26A. The turn-around area allows D unit owners to back out of their driveways.
- E. The following practices are prohibited:
 - a. Parking a mobile home to be used as a temporary or permanent residence.
 - b. Parking a commercial vehicle, a bus, a trailer, unlicensed vehicle, or inoperable vehicle. Any vehicle which does not display a current license plate or inspection sticker is presumed to be inoperable.
 - c. RV’s driven by a guest visiting a resident will be allowed to park in the guest parking areas for a reasonable time, defined by the Board, as two weeks. Also, the RV’s length must fit within a normal parking space.
 - d. Parking or driving on the grass common areas at any time. That includes no tires on the grass.
 - e. Parking of a resident’s or guests’ personal pick-up truck with uncovered loads within the condominium association.
 - f. Parking in front of your neighbor’s garage or obstructing access to their driveway or garage.
- F. Vehicles may be towed at the owner’s expense if parking guidelines are ignored.
- G. No dumpsters will be allowed on the premises by owners or contractors working on behalf of owners without permission of the board.

3. PLANTS, SHRUBS and TREES

- A. **Do not prune, alter or remove plants, shrubs or trees.** Plants, shrubs and trees are the property of the Association, not the unit owner, and their maintenance will be done by a professional landscaper hired by the Association.
- B. No plants, shrubs or trees shall be planted without approval of the Board of Directors. Authorized plantings will be maintained by the resident. Any such planting becomes common property belonging to Meadowlands Association and cannot be removed except as authorized by the Board.

4. RECYCLING

- A. Plastic containers numbered 1 or 2, aluminum beverage cans, steel cans – includes food cans and pet food cans; glass jars and bottles – beverage food grade jars and bottles only - are recycled in the totes located in the dumpster area. Any of these items can be commingled in the totes, but NO plastic bags included. Newspaper, paper products and cardboard (must be broken down, i.e., flattened) can go into the regular dumpster with the household rubbish.
- B. Pickup is every other week on Tuesday. Owners always have the option of taking recyclables to the Keene Recycling Center.

5. TRASH

- A. Trash is to be placed in securely tied, heavy duty plastic bags and placed inside the dumpster, and at no time outside. Use the entire dumpster. If the front is full, utilize the rear hatch where there may still be room.
 - a. **NOTE: If you rent out your unit, you have given up your right to use the dumpster to your tenant. Please do not drive in to dump your trash if you do not reside here. The size of the dumpster is based on our 36 units.**
 - b. **If you have work done on your unit, do not put construction material in the dumpster. It should be taken to the recycling center. This includes any contractors working on your unit.**
- B. Current trash pickup is on Wednesday of each week. Weekday holidays may postpone pickup by a day.

6. OUTSIDE APPEARANCE

- A. Please keep garage doors closed unless working in that area, such as cleaning garage or washing cars.
- B. Nothing should be stored in front of, or on the side of, any unit; boxes, bicycles, grills, toys, portable basketball hoops, outdoor furniture, statuary, tools, etc., will be considered unattractive and cannot be left in the front or on the side of any unit.
- C. The Board of Directors must approve the installation of wiring for electrical, telephone, television, cable, (dish/satellite receivers are not allowed, nor anything that needs to be attached to the building in any way without prior permission from the Board); furnace or air conditioning units will not be vented out the front of any unit and will not be installed without prior permission from the Board, or other machinery or equipment which protrudes through the walls of buildings. NOTHING will be attached to the roof of any building.
- D. No air conditioning units may be installed in the front window of any unit. They are allowed in the back windows of the units.

7. EXTERIOR PATIOS

- A. No boxes, toys, bicycles or any other items, except as follows, should be stored on exterior patios. Acceptable items include patio furniture, outdoor grills, plantings and firewood (see firewood section). If in doubt, remember that the intent is to make the patios an attractive living space, not a storage or accumulation area.

8. CHRISTMAS DECORATIONS

- A. Christmas decorations are allowed but are limited to wreath and lights on shrubs. There will be no other decorations affixed to buildings or placed in the common areas. Decorations should be removed by January 15th.

9. POSTERS AND SIGNS

- A. No advertisements, signs or posters of any kind shall be allowed on any building or on the property. This includes real estate signs.

10. OUTDOOR FURNITURE

- A. Outdoor furniture is temporarily allowed on the common area around a unit and is to be kept adjacent to the building. The resident is responsible for moving the furniture for mowing and maintenance of the common areas. Said furniture will not be stored outside the unit.

11. OUTDOOR PLAY EQUIPMENT

- A. Sand boxes, gym sets, jungle gyms, swings, wading pools, etc., will not be allowed in the common areas.
- B. Ball playing, skateboards, frisbees or any other such activity is not allowed in the common areas or roadways.
- C. Bicycles, tricycles and other such pedal driven toys shall be operated on the pavement only.
- D. No snowmobiles, dirt bikes, ATV's or other such vehicles are to be stored or operated in the common areas.
- E. Under no circumstance shall any type of ball be thrown against or bounced off any building.
- F. There is to be no digging in the common areas.
- G. Parents are responsible for making children aware of these rules and regulations.

12. CLOTHESLINES

- A. No clotheslines shall be strung from any building or tree. No clothing, laundry, rugs or wash shall be placed on a window, privacy fence, patio or any exterior portion of any building or in the common area.

13. FIREWOOD

- A. Firewood will not be stacked or stored or kept on any portion of the common areas. It must be stacked on a concrete surface. Firewood storage will be allowed on patios but must be stacked so it does not touch buildings. Such wood storage is not to be covered with plastic, cardboard, tarps, etc.

14. STRUCTURAL CHANGES

- A. Any proposed structural changes to the interior or exterior of any unit must be approved in writing by the Board of Directors prior to any change being made.

15. HEATERS, STOVES AND GRILL

- A. No kerosene heaters or wood stoves will be allowed in any unit, because of the obvious fire hazard they represent.
- B. No grills, electric, gas or charcoal, are to be used within 6 feet of any unit, due to the risk of melting the vinyl siding.

16. PETS

- A. Only common house pets, defined as dogs and cats, shall be kept or maintained on the property, with a limit of two pets in total per unit. Owners must walk dogs on a leash and pick up and dispose of dog excrement appropriately, including from the common areas around their units. No animals will be allowed to run loose and may only be tied outside on a leash with the owner present. Animals cannot be left outside unattended.

17. NOISE

- A. All residents and visitors shall exercise extreme care to avoid unnecessary or excessive noise, and this extends to pets. No excessive dog barking either inside or outside units will be tolerated.

18. RENTAL RESTRICTIONS

- A. There are restrictions on the number of units that can be used as rentals in the association, based on the master insurance coverage rates. If a unit is going to be used as a rental, owner(s) must notify and receive approval from the Board of Directors prior to signing any rental lease to ensure the association has not exceeded that number. Should an owner rent a unit without board permission, and it pushes the master insurance rates higher, the owner will be charged with that overage amount.

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