

*Pamela D. Caughlin*

Return to: Village at Kessler Farms  
5 Glastonbury Drive  
Nashua, NH 03063

**VILLAGES AT KESSLER FARM CONDOMINIUM ASSOCIATION**

**Nashua, NH**

**RULES & REGULATIONS  
AMENDED and RESTATED**

**Effective July 1, 2013**

**WHEREAS**, Article III, Section 1 of the Villages at Kessler Farm Condominium Association Bylaws grants the Board of Directors all of the power and responsibilities necessary for the administration of the affairs of the Condominium, provided that such is not inconsistent with the Declaration and the State of New Hampshire Condominium Statutes, and;

**WHEREAS**, Article III, Section 1(e) empowers the Board of Directors to promulgate and amend Rules concerning the operation and use of the common area provided that copies of the Rules shall be furnished to each Owner prior to the time when the same shall become effective, and;

**NOW THEREFORE BE IT RESOLVED THAT** these Rules and Regulations are hereby amended and adopted as of the date written above and supersede all previous Rules and Regulations adopted or issued by the Villages at Kessler Farm Condominium Association Board of Directors.

AMEND ARTICLE 9, Section 9.4 Hazardous Materials by inserting the following as new:

- 9.4. Hazardous Materials: Other than items kept in reasonable amounts in proper storage containers (e.g., for the non-commercial use of paints, thinners, gasoline for small engines such as snow blowers or portable generators), no flammable, combustible, hazardous, or explosive substance shall be stored or kept in any unit, beneath any deck, or on any deck.

No grill of any type shall be used within five (5) feet of any structure, including walls separating decks on adjoining Units. However, outdoor gas or electric grills are permitted for use by unit occupants and their guests subject to the condition that such grills when kept on a wood deck must be placed on a fireproof grill mat of suitable manufacture and area coverage to prevent damage to deck or unit. Grills may only be kept on decks if they can be placed a minimum of five (5) feet of any structure, including

walls separating decks on adjoining Units. One propane tank is permitted on decks when the tank is attached to the grill. At no time is the indoor use within the unit, including covered porches and garages, permitted of a grill designed and/or intended for outdoor use. No grill may be stored or used on any mulched area. Charcoal grills or any non-gas or electric grill with an open flame are prohibited. For town home Units with a garage, grills must be stored in the garage when not in use. For town home Units without a garage, grills should be stored adjacent to the walkout basement door. Storage in any other area requires the approval of the Property Manager. All grills stored outside must be covered with a cover specifically designed for the grill.

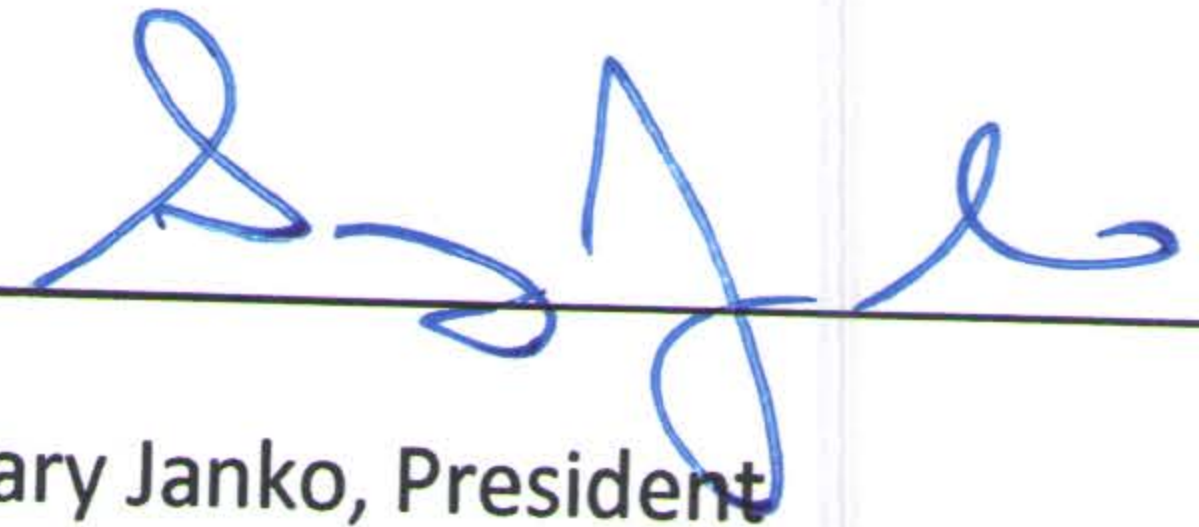
Notwithstanding the sanctions outlined in Section D, Paragraph 4.1 of the Rules and Regulations, failure to use a fireproof grill mat shall result in the assessment of an immediate fine of \$100.00. A second violation shall result in a fine of \$250.00 and removal of the grill at the expense of the Owner.

The Association shall have no liability to the Owner (or Tenant, in the event the violation is the result of actions by the Tenant), for the loss of the grill and any related components. The costs of repair of any damage, including damage to the paint finish, of the deck or area where the grill is used shall be the responsibility of the Owner. This rule has been adopted as part of the overall safety and risk management activities of the Association.

Notwithstanding the above, the Board recommends that all outdoor grills be used a minimum of ten (10) feet from any structure. Further, this rule as set forth in this Section 9.4 may be changed at any time if required by either the State of New Hampshire, the City of Nashua, the applicable rules and / or guidelines published by the National Fire Protection Association (NFPA) or the Association's insurance policy.

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These Amended and Restated Rules and Regulations were approved by the Villages at Kessler Farm Condominium Association Board of Directors on June 18, 2013 and are effective July 1, 2013.

  
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Date: July 18, 2013

Gary Janko, President  
Board of Directors

VILLAGES AT KESSLER FARM CONDOMINIUM ASSOCIATION  
Nashua, NH

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 18 day of July 2013 by Gary Janko, President, Board of Directors, Villages at Kessler Farm Condominium Association, Nashua, NH.

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\_\_\_\_\_, Notary Public

My Commission Expires **CONSTANCE C. GARLAND, Notary Public**  
My Commission Expires October 17, 2017