



ASSOCIATION RULES & POLICIES

These Condominium Rules and Regulations are adopted for the benefit of *Owners* of Condominiums at Water Wheel Estates (*the Condominium*). They are intended to assist in preserving a clean and attractive environment, assuring the peaceful enjoyment of the Condominium, and protecting and enhancing the value of the *Owner's* property. They are not designed to unduly restrict or burden the use of the property.

1. "Condo" fees are due on the 1st of the month. There is a \$10.00 late fee if not received by the 10th of the month and an additional \$10.00 per month that the fees are not paid.
2. Hibachi, charcoal, gas barbeque grills, and deep fryers are prohibited from being used in or stored on decks, or out front of or beside units. The use of UL approved electric grills are permitted on decks and barbeque gas grills and are permitted behind units when residents adhere to the Barbeque/Gas Grill Policy dated found in the Unit Owner By-laws & Rules binder.
3. Unit Owners may have dogs with Board approval. Only one dog is permitted per unit with Board approval. Dogs are to be leashed when outside, this includes all common areas including back yards and wooded areas. Owners must clean up your dog's messes made in any area on W.W.E.U.O.A. property. Please be respectful, ensuring that dogs are not urinating on neighbor's plants/ flowers. Dogs are never to be left outside without the Unit Owner present. No runs/tie outs, doghouses or pens are allowed. Owners are responsible for any damage to the lawns/common areas caused by your dog, and billed accordingly when necessary. Owners are responsible for ensuring that dog are registered and inoculated.
4. The Board of Director's may require the removal of any exterior item(s) that may be decorative or functional that does not conform to the overall look/style of the buildings. Removal may be the result of but not limited to size, color, amount of decorations, or condition of the item(s).
5. If you wish to hang a flag, flag type item, flower boxes or a satellite dish, you may do so only on your deck.
6. The use of a "Rubbermaid" type storage unit is allowed under your deck if the deck is enclosed by latticework. Storing of items is not allowed under decks is not allowed unless enclosed by latticework.
7. The use of an awning over your deck is allowed with written approval from the Board of Directors.
8. Unit owners are responsible for the maintenance of their decks, stairs, windows and front stoops. If you want to replace your deck, stairs, windows or stoop, it is necessary to submit a plan/sketch to obtain written approval of the Board of Directors and a town permit. Please refer to the deck policy or contact the Board for deck size and stair restrictions.
9. If you wish to add a storm door to your unit, it must be brown in color and be close in style to the others on the building. Replacing your front door with any other style than the current style door requires written approval by the Board of Directors. Please contact the Board for more information.
10. Trash barrels must be removed from the street the same day as trash pickup. Barrels are not allowed to be stored in front/beside or of outside of your unit.



11. Owner's may plant flowers around your unit as long as they are not on the common area grass and it is up to you to maintain them. Any type of bush or large planting must have Board of Director approval first.
12. Any type of toys, bicycles, lawn furniture, etc. needs to be stored away when you are done using them. Items are not allowed to be left outside of your unit.
13. Parking-each unit has two spaces in front of the unit. If you have visitors, please have them park on the road or ask your neighbor to use their spot. There is to be no parking in the travel lane that runs in front of the units-you may be fined or towed if you are blocking emergency vehicles.
14. The speed limit is 20 MPH on the property-for the safety of our residents, please respect it.
15. No unregistered or non-drivable/inoperable vehicles are allowed on W.W.E. property for more than 10 days. After 10 days, the vehicle must be registered or removed, or it will be towed at the owner's expense.
16. Commercial vehicles are not to be kept on W.W.E. property. The Board of Directors may make certain exceptions with a written request from the Unit Owner.
17. No parking on the grass. Please leave room for the landscaper to cut the grass in front of your car(s). Any damage done to the lawn by your vehicle will be billed to you. Because we do not have a sprinkler system for the lawns and bushes, please feel free to water around your building to keep the grass green.
18. As of the first snow of the season until April 1st there will be no overnight parking of vehicles on Chandler Drive, including the circle. In addition, no vehicle is to be parked in such a way as to interfere with snow plowing/removal. Any vehicle in violation of this rule will be towed at the Owner's expense (12/12/01). Refer to the Snow Removal Policy (01/09/05)
19. If you wish to keep a trailer, camper, or any type of RV on W.W.E. property must be kept in the designated area with written approval from the Board.
20. Septic system-Do not flush diapers, feminine products, paper towels, facial tissues, cat litter or anything but toilet paper down the toilet. Your septic system is not designed to handle a garbage disposals or the use of powder laundry soap-these will cause a backup into your and therefore prohibited. The system is pumped on a schedule. If because your unit is occupied by more people than it was built for, you will be responsible for any pumping that is needed before the scheduled one.
21. Unit owners may participate in the Atkinson Town Wide Yard Sale Day. This is the only time that you may hold a yard sale at W.W.E. (07/01/99)
22. Fireworks are not permitted at Water Wheel Estates. For issues due to fireworks, please contact the police directly. (06/29/01)
23. Clothes dryers may not use any type of plastic venting hose; only metal types are allowed. (07/21/05)
24. The operation of dirt bikes, snowmobiles, any type of off-road vehicles, or any of vehicle deemed inappropriate by the Board of Directors, are not permitted on W.W.E. property. (12/05/06)



25. Maximum Occupancy Policy-All one-bedroom units are allowed fulltime occupancy of no more than **(2)** two residents. All two-bedroom units are allowed fulltime occupancy of no more than **(4)** four residents. Please see the policy rules for complete details and a list of one- and two-bedroom units. (03/13/07)

Violators of any of the Association's rules may have a \$10.00 to \$25.00 fine levied against them, per occurrence or per day until rectified. Fines double every (30) thirty days that they remain unpaid. Per the by-laws, the Board of Directors has 30 (thirty) days to respond to written requests from Unit Owners.