



RULES & REGULATIONS

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RULES & REGULATIONS
HUNTING RIDGE FARMS ASSOCIATION, INC.
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HUNTING RIDGE FARMS ASSOCIATION, INC.

RULES & REGULATIONS

ARTICLE I Introduction

Section 1.1 – Identification. These are the Rules & Regulations adopted by Hunting Ridge Farms Association, Inc. for Hunting Ridge Farms Unit Owners.

Section 1.2 – Definitions. Words used in these Rules & Regulations with initial capitalization that are defined in the Declaration shall have the same meanings given them in the Declaration.

Section 1.3 – Conflict. The use of the Property and the behavior of Persons on the Property are also governed by the Declaration. In the event of any conflict between these Rules and the Declaration, the Declaration shall control.

Section 1.4 – Persons Bound by the Rules. All Unit Owners, tenants, holders of Security Interests, and occupants of Units, and their family members, guests, employees, contractors, and other invitees shall comply with these Rules.

Section 1.5 – Enforcement. Any violation of these rules may subject the violator to fines up to \$150.00/day after Notice and Hearing before the Board of Directors

ARTICLE II Actions of Owners and Occupants

Section 2.1 – Noise. No one shall make any noise, play any musical instrument, or operate any electronic device that is loud enough to disturb the occupants of other Units. If people of normal hearing can hear the sound from inside other Units with the doors and windows closed, it is too loud.

Section 2.2 – Annoyance or Nuisance. 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 intentionally or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants.



Section 2.3 – Pets. No animals of any kind shall be raised, bred, or kept in any Unit or in the common areas, except for dog(s), cat(s), or other household pet(s) may be kept in Units, provided they are not kept bred or maintained for any commercial purposes, and provided further that any such pet shall not cause or create a nuisance or unreasonable disturbance or noise.

In no event shall any dog be permitted in any portion of the Common Elements unless carried on a leash or be curbed in a courtyard or close to any patio. Pet offenses will be monitored with on oral warning, one written warning and the third and future warning to be accompanied by a fine of up to \$150 per infraction.

Section 2.4 – Trade/Business. No Unit shall be used to conduct commercial or private business and/or commerce as to incur regular (multiple times per week) employee or public visits and/or parking, non-residential storage, excessive mail delivery or obstruction of roads.

Section 2.5 – Compliance. No immoral, improper offensive or unlawful use may be made of the property and Unit owners shall comply with and conform to all applicable State and Federal Law and regulations, and all ordinances, rules, and regulations of the Town of Branford. The 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 2.6 – Indemnify. Unit owners shall hold the Association and other Unit Owners and occupants harmless for the actions of their tenants, guests, pets, caregivers, employees, agents, and invitees.

ARTICLE III Signs, Flags, and Displays

Section 3.1 – Declaration Provisions. See Section 10.1 of the Declaration for use and occupancy restrictions relating to signs and exterior displays.

Section 3.2 – Unit Number Signs. A Unit number sign no greater than four (4) inches in height and no wider than three (3) inches per number and a Unit identification sign no larger than one-half (1/2) square foot in area showing the name of the occupant are permitted. Such signs shall be of a uniform color (White), style, and lettering, all as approved by the Executive Board.

Section 3.3 – Signs for Elections or Ballot Issues. Signs either for or against candidates for public or Association office or for or against public or Association ballot issues may be displayed provided:

- (a) signs must not exceed two (2) feet by three (3) feet in size;



- (b) Signs may only be located in the windows of a Unit;
- (c) Signs may not contain comments on a candidate's racial , religious, or ethnic background and cannot violate any local, state, or federal hate laws.
- (d) Signs may only be displayed two (2) weeks prior to the date of an election, referendum or meeting at which the candidates or ballot questions will be voted upon, nor may any sign be artificially lighted.
- (e) Signs must be removed the day after the election, referendum, or meeting at which the votes are taken.
- (f) No signs may be placed on the Common Elements

Section 3.4 – Flags. The flags of the United States and the State of Connecticut are the only flags permitted to be displayed from the railings of decks and balconies and from flagpoles attached to the wall next to the exterior entry doors of individual Units. Flags must not exceed eleven (11) square feet in area. If they are attached to a railing, they must be secured in such a manner that their removal does not damage the railing.

Section 3.5 – Displays Outside of Units. Illuminated decorations must use wiring approved for outdoor use by Underwriters Laboratories or a similar rating organization. Illuminated decorations and/or any noise emanating from any decorations that interferes with the surrounding Unit owners right to privacy and/or peaceful enjoyment of shall be removed or modified.

All decorations may be placed 24 days prior to and must be removed 10 days after the holiday. Any decorations considered dangerous, offensive, or not adhering to the concerns of the Common Interest Community will be subject to Section 6.2 of the Bylaws.

Attractive nuisance items, including but not limited to: bounce houses, trampolines or other decorations/amusement items placed for a party or gathering must remain within the lot lines of the Unit and not touch any portion of the Common Elements. Unit owners are to assume all risk associated with having such items within the Unit boundaries and/or under their use and control should any damage/injury result to a guest, tenant or other individual and/or the property of the Association. Any and all costs associated with the use of these items shall be the sole responsibility of the Unit Owner.



Section 3.6 – Religious Displays. A Unit Owner or tenant of a Unit may attach to an entry door of the Unit or to the doorframe, an object, the display of which is motivated by observance of a religious practice or a sincerely held religious belief, provided such object does not:

- (a) Threaten the public health or safety;
- (b) Hinder the opening and closing of the door;
- (c) Violate any local, state, or federal law;
- (d) Contain any graphics, language, or any display that is obscene or otherwise patently offensive;
- (e) Individually or in combination with each other item displayed or affixed on the doorframe has a total size greater than twenty-five (25) square inches;
or
- (f) Individually or in combination with each other item displayed or affixed on the door has a total size greater than four (4) square feet.

Section 3.7 – External Displays. Unit owners shall not cause or permit anything other than curtains and conventional draperies to be hung or displayed to the outside or placed on the outside walls or doors of their Unit and no sign awning, flags, canopy, or shutter shall be affixed to or placed upon the exterior walls, or door, without the prior consent of the Executive Board. Hanging planters and flower boxes are acceptable.

ARTICLE IV

Trash

Section 4.1 – Trash. No accumulation of rubbish, debris or unsightly materials shall be permitted in the Common Elements, nor shall any rugs or mops be shaken or hung from or on any of the windows, doors, decks, patios, or porches. Trash removal shall comply to the following:

- (a) Trash may not be stored inside or outside of a Unit in any way that permits the spread of fire, vermin, or offensive odors.
- (b) Trash must be disposed of by placing it in containers for such purpose.
- (c) No trash may be left outside other than the designated days for trash and pickup. Trash pickup days are posted within the gatehouse.
- (d) Large items that will not fit in the trash containers must be removed from the Common Interest Community and disposed of at the expense of the Unit Owner.
- (e) Recyclable materials, and only recyclable materials, as designated by the Association's trash hauler are to be placed in the recycle bins.



ARTICLE V Electrical Usage

Section 5.1 – Electrical Usage. Electrical usage in a Unit may not exceed the capacity of the circuits serving the Unit.

ARTICLE VI Grills and Barbecues

Section 6.1 – Grills and Barbecues. Grills and barbecues may be used and stored only on decks and patios situated at ground level and must be operated so that smoke does not blow into the windows of other Units. Wood-fired, charcoal-fired or gas-fired grills, barbecues, and other outdoor cooking devices may not be used in Units or garages.

ARTICLE VII Satellite Dishes & Solar Panels

Section 7.1 – Installation and Maintenance of Satellite Dishes.

- (a) A Unit Owner, and the tenant of a Unit Owner who has the written permission of the Unit Owner, may install a satellite dish of one (1) meter or less in diameter on any deck, patio, or balcony that is a Limited Common Element appurtenant to the Unit. Prior approval by the Association is required before any installation may occur.
- (b) Satellite dishes may not be installed anywhere in the Common Interest Community other than on Limited Common Element decks, patios, and balconies, even if an acceptable quality signal cannot be received from those locations, without the approval of the Association.

Section 7.2 – Conditions and Limitations on the Installation of Satellite Dishes. Any satellite dish installed in accordance with the provisions of Section 7.1 is subject to the following conditions and limitations:

- (a) The satellite dish must not encroach on any general Common Element, any other Unit, or any Limited Common Element appurtenant to another Unit.
- (b) The satellite dish must be secured so it does not jeopardize the soundness or safety of any Improvement or the safety of any Person, even in a high wind.
- (c) Any Unit Owner or tenant who installs a satellite dish shall notify the Association of the dates and the company installing the satellite dish.
- (d) Satellite dishes shall be located in a place shielded from view from outside the Common Interest Community or from other Units to the maximum extent possible. The satellite dish must be kept in good repair.
- (e) The satellite dish must be removed if it is no longer being used.
- (f) If the satellite dish is removed, the Improvements to which the satellite dish was attached must be restored to its prior condition.



Section 7.3 – Solar Panels. Any solar or equivalent energy generation (Geothermal) requires the approval of the Executive Board.

ARTICLE VIII

Use of Common Elements

Section 8.1 – Obstruction. There shall be no obstruction of the Common Elements, nor shall anything be stored outside of the Unit boundaries without the prior consent of the Executive Board except as hereinafter expressly provided.

Section 8.2 – Structures in Common Elements. No plantings, gardens, structures, barbecues, furniture, or other objects may be planted, erected, or placed by any Unit Owner or occupant in the Common Elements.

Section 8.3 – Outdoor Furniture. No furniture, equipment, spas, pools, sporting goods, or other personal property of any kind may be placed, kept, or stored in the Limited Common Elements or the Common Elements except as permitted under these Rules. Outdoor furniture, statuary, and planters in good condition and in reasonable amounts may be kept on balconies, decks, and patios.

ARTICLE IX

Insurance

Section 9.1 – Increase in Rating. Nothing shall be done or kept which will increase the rate of insurance on any of the buildings, or contents thereof, without the prior written consent of the Executive Board. No Unit Owners shall permit anything to be done or kept on the Property which will result in the cancellation of insurance coverage on any of the buildings, or contents thereof, or which would be in violation of any law.

Section 9.2 – Rules of Insurance. Unit Owners and occupants shall comply with the rules and regulations contained in any fire or liability insurance policy carried by the Association on the Property.

Section 9.3 – Reporting Damage and Accidents. Any accident on the property involving injury to Persons or damage to Property and any damage to the buildings or other Improvements on the Property must be promptly reported to the Executive Board.

Section 9.4 – Unit Owner Insurance Required. Unit Owners are required to obtain and maintain an H06 policy or the like and provide proof of same upon request.



ARTICLE X

Motor Vehicles

Section 10.1 – Operation of Motor Vehicles.

- (a) Except for motorized wheelchairs and other devices used to assist people with disabilities, and machinery used for the Maintenance, Repair, and Replacement of the Improvements within the Common Interest Community, all motor vehicles operated on the Property must be registered, properly equipped, and in operating condition for safe travel on the roads and highways of the state.
- (b) Except for motorized wheelchairs and other devices used to assist people with disabilities, all motor vehicles operated on the Property must be driven by Persons properly licensed to operate them.
- (c) Motor vehicles may be operated only on the roads and in the driveways and parking areas of the Common Interest Community.

Section 10.2 – Compliance with Motor Vehicle Laws and Regulations. Motor vehicles must be operated in accordance with all of the motor vehicles laws and regulations that apply to the operation of motor vehicles on the public roads and highways in the town within which any portion of the Common Interest Community is located.

Section 10.3 – Speed Limit. The speed limit on all roads and drives within the Property shall be fifteen (15) miles per hour.

Section 10.4 – Off-Road Vehicles. Snowmobiles, ATV's, motorcycles, and other motor vehicles designed for off-road use may not be operated in the Common Interest Community unless they are licensed and equipped for passage on public roads and highways and are operated by licensed drivers on the paved portions of the Property.

Section 10.5 – Inoperable Vehicles. Except for temporary repairs not involving immobility in excess of ten (10) hours, highway vehicles will not be disassembled, repaired, rebuilt, painted, or constructed outside of garages on the Property.



Section 10.6 – Limited Use of Certain Vehicles. The following types of vehicles are prohibited from all portions of the Property, except the garages, in excess of four (4) out of any consecutive twenty-four (24) hours, except when making deliveries, loading or unloading, or providing services to Units or Common Elements:

- (a) Vehicles carrying a sign advertising a business.
- (b) Vehicles having a capacity of one (1) ton.
- (c) Vehicles having more than four (4) single-tired wheels.
- (d) Recreational Vehicles (RV), Trailers, Boats and Campers of any kind.

The prohibition contained in this Section shall not apply to vehicles belonging to the Declarant or the Association or to vendors or contractors engaged by the Declarant or the Association.

Section 10.7 – General Parking Rules.

- (a) Unit Owners shall utilize the garage and driveway for parking their vehicles;
- (b) Visitors should first utilize the Unit Owner’s driveway for parking before parking in the street;
- (c) Vehicles parked in the street should be parked in such a manner as to not block any sidewalk or driveway;
- (d) Should a Unit Owner need to utilize street parking for a period of more than 3 days due to service/construction, should notify the board and ask that the service providers park in accordance with these rules.

ARTICLE XI
Miscellaneous

Section 11.1 – Written Notice. A Unit Owner shall receive a written warning for the first violation of each Rule with a specific time allocated to correct the infraction. A Unit Owner may receive up to a maximum \$150 per day fine for each continued noncompliance of a written notification, after notice and hearing..

Section 11.2 – Monthly Common Expense. Monthly Common Expense fees (HOA Dues) are due on the first day of each month and are deemed delinquent on the 15th day of each month. Any fees received after the 15th will incur a \$25 late fee. Unit Owners may elect to pay the HRFA Common Expenses fees on a Yearly, Quarterly, or Monthly basis (See Collection Policy).



Section 11.3 – Unit Modifications. Any modifications which are visible to the outside of any Unit must be approved by the Executive Board.

- a. Synthetic flooring for decks may be used, with Association approval
- b. Synthetic external trim boards for the Unit (e.g., AZEK) are approved.

The following do not require Executive Board approval:

- a. 8x10 garden area in the rear of a Unit and not within 5 feet of another Unit.
- b. Planting or ornamental shrubbery or flowers
- c. Only in-ground swimming pools shall be permitted if
 - i). It is in the rear yard of a Unit and the fence is not closer than 5 feet to the boundary of the Unit as shown on Exhibit A-3
 - ii). Shall comply with all zoning and/or municipal laws;
 - iii). Unit Owner shall seek approval from the Executive Board pursuant to Article XIII of the Declaration prior to installing swimming pool.

Section 11.4 – Paint. The main body of the Unit shall be Cabot's Solid Color Stain Pewter Grey 0541, Dune Grey 0567 depending on which cluster the Unit is located. Other paint products may be used, provided the color matches exactly. Decks may be stained to match the Units. The deck rails may be painted white, the color of the Unit, deck grey, or natural. Approved front door colors are: **Front Door:** Benjamin Moore Solid Color Historical Collection, nine (9) color choices: 1.) HC161 Templeton Gray, 2.) HC 27 Monterey White, 3.) HC 159 Philipsburg Blue, 4.) HC 77 Alexandria Beige, 5.) HC 66 Garrison Red, 6.) HC 9 Chestertown Buff, 7.) HC 154 Hale Navy, 8.) HC 126 Avon Green, 9.) HC 6 Windham Cream

Section 11.5 – Appearance. The exterior of a Unit including but not limited to decks, patios, porches, and exterior surfaces shall be preserved in its original condition, normal wear and tear excepted. Each Unit owner shall keep their Unit and deck to which they have sole access in a good state of preservation and cleanliness with no mold, mildew or other discoloration or visible deterioration visible/present. Units should not be unkempt and/or not in conformity with the community. Units shall be painted with approved colors per Section 11.4, as needed but a minimum of 7 years.

Section 11.6 – Storm Doors. Storm doors may be installed by Unit Owners subject to the approval by the Executive Board as to style and color. The current door approved is the Andersen 4000 series, full view, white with brass hardware.

Section 11.7 – External Elements. Permanently installed basketball nets (or such items) on the sides or garage of a Unit are not allowed. Portable basketball nets (or such items) are allowed only within the Boundaries of the Unit and provided they are maintained and stored away when not being used. When a retaining wall made of railroad ties is replaced, it shall be replaced with either gray architectural style concrete block or stone. Written Executive Board approval is required. Granite pavers may also be used to border beds and driveways.



Section 11.8 – Lawns. Each Unit Owner is responsible for the maintenance of their lawn area. The lawn shall be trimmed, and its height shall not exceed (4) four inches in height as measured from the ground to the top of the grass. It shall be a uniform green color and shall be maintained relatively free of weeds. Each Unit Owner whose property adjoins HRF Drive shall be required to maintain a minimum 10-foot lawn border area.

Section 11.9 – Roofs. Unit Owners will maintain and inspect their roof on a regular basis. Roof repair or replacement will be at the Unit Owners expense.

Section 11.10 –Storage. No boats, storage containers, or refuse dumpsters shall be allowed to be parked or stored outside of any Unit nor in the limited Common areas overnight, without Association approval.

Section 11.11 –Service Provider Vehicles. Unit Owners employing commercial or private contractors for ongoing services requiring a vehicle (as defined in Section 10.6 hereof), in that such services require repeated access to the Community over a contracted period, are required to obtain written permission from the Board of Directors prior to contracting for such services.

ARTICLE XII General Rules

Section 12.1 – Limited to Occupants and Guests. Use of the Common Elements are limited to the use of Unit Owners, their tenants and invited guests.

Section 12.2 – Common Area. There shall be no obstruction of the Common Elements, nor shall anything be stored in the Common Elements without the prior consent of the Executive Board except as hereinafter expressly provided.

Section 12.3 – Noncompliance. If the Executive Board deems a Unit Owner to be in noncompliance with the Rules and Regulations, the Unit Owner shall be notified of noncompliance and the action required curing the noncompliance, at their record address, via certified mail. The Unit Owner shall have a stated time to cur the noncompliance or the Association may elect either

- a. To charge the Unit Owner up to \$150 per day until compliance is achieved, after Notice and Hearing
- b. To perform the required action and back charge the Unit Owner, after notice and hearing
- c. Refer the matter to the Association legal counsel and hold the Unit Owner liable for expenses, after notice and hearing

Section 12.4 – Maintenance. In all matters of maintenance, repairs and replacements the Unit Owners will refer to the Maintenance, Repair and Replacement Standards.



These Rules & Regulations were adopted
by the Executive Board after Notice and
Comment effective March 1st, 2022

A handwritten signature in green ink that reads "Dom Gatto".

Dom Gatto/Executive Board Member

A handwritten signature in black ink that reads "Randy McNamara".

Randy McNamara/Executive Board Member

A handwritten signature in blue ink that reads "Fred Tarca".

Fred Tarca/Executive Board Member