

Harbor @ Whitten & Dustin Condominium Association

Rules, Regulations and Standards of Resident Behavior

STANDARDS OF RESIDENT BEHAVIOR

We live in a community where everyone's cooperation with, and adherence to, the Rules and Regulations of the Condominium is essential for the smooth operation of our property. Compliance with these rules and regulations will help to maintain the property values of each Unit Owner as well as enhance the overall enjoyment of the community for all residents. Noncompliance will result in the assessment of fines levied against the Unit Owner's account in accordance with our Harbor @ Whitten & Dustin Condominium Association fining policy.

Our community is not unlike any other home owner's association. We are a collection of people with diverse interests living in close proximity and sharing common resources. All residents including both owners and tenants are encouraged to respect each other's rights and to work together to resolve issues that may arise in a cooperative manner.

RULES AND REGULATIONS

1. OCCUPANCY

- 1.1. No units shall be used for any purpose except residential purposes. No building shall be used for any commercial, professional or other purpose which does not comply with the provisions of the Declaration of Condominium.
- 1.2. Each unit is intended for residential use only by the owner, the owner's family or guests. The total number of overnight occupants per unit shall at no time exceed six (6) or the maximum number authorized by the Building Inspector's office.
- 1.3. Units may be rented only in their entirety and occupied only by the lessee, his family and guests. No rooms may be rented separately. If you are leasing your unit, you as the owner, are responsible for compliance to all HWD Association rental policies.
- 1.4. Owners leasing their units, agree that they are liable for the actions of their tenants and are responsible for unpaid assessments and fines incurred by their tenants. After notification by the Board of Directors that a tenant has repeatedly violated the rules, regulations or by-laws of the Association, Unit Owners will initiate eviction proceedings against said tenants.

2. USE OF UNITS

- 2.1. No Owner shall permit anything to be done or kept in his Unit or in the Common Area which will result in the cancellation of insurance of any Unit or any part of the Common Areas or which would be in violation of any law. There shall be no obstruction of, or waste permitted in the Common Areas.
- 2.2. No owner shall paint or otherwise decorate or change the outside appearance or the type of exterior siding of any portion of the exterior of any of the building(s) without the prior written consent of the Board of Directors.
- 2.3. All seasonal decorations should be in good taste and are subject to the approval of the Board of Directors. All seasonal decorations must be removed in a timely fashion, (i.e., no Christmas decorations should be up in February).
- 2.4. No lights of any kind shall be attached to the exterior of the buildings or hung on railings at any time throughout the year and NOTHING shall be affixed to the vinyl siding.

2.5. No Unit Owner shall make any alterations to their unit, nor construct any new structure or appurtenance, or make any improvements to the building without the written approval of the Board of Directors. Provided however, that any Unit Owner shall have the right to make interior decorating improvements or any interior changes which do not affect any facilities which are shared with the other Units within the building.

2.6. No construction shall be altered, removed, or replaced from the Common Area or Limited Common Area except upon the written consent of the Board of Directors. This shall include, but not limited to; windows, doors, storm doors, landscaping and fencing. Replacement doors and windows must comply with standards provided by the Board of Directors.

2.7. No advertisements or posters of any kind shall be displayed to the public view on or from any Unit without the prior consent of the Board of Directors.

2.8. No clothing, towels or other such laundry shall be hung or spread upon or from any window or railing or in or upon any common or limited common area except in areas specified and approved by the Board of Directors for such purpose.

3. NUISANCE BEHAVIOR

3.1. No noxious or offensive activities shall be carried on in any Unit, in the Common Area or Limited Common Area, nor shall anything be done therein which may become an annoyance or nuisance to the other Unit Owners.

3.2. Absolutely no running up and down halls in the Units, jumping off furniture, no banging on walls-floors-ceilings, no foul language or cursing outside of Units, no excessive yelling/fighting, no loud music, no offensive music, no disturbances of any kind before 9:00 AM and after 9:00 PM according to Hampton town ordinance.

3.3. The use of surround sound systems and or heavy bass speakers at any time in any Unit, in the Common Area or Limited Common Area is strictly prohibited.

3.4. All refuse and trash shall be placed in locations specifically designated by the Board and no garbage or trash shall be permitted to remain in public view on decks, in Common Areas or in Limited Common Areas.

3.5. Nothing shall be dropped, thrown, spit or otherwise made to fall from decks or over railings.

4. PETS

4.1. No animals, livestock or poultry of any kind shall be raised, bred or kept in any Unit or in the Common Area or Limited Common Area

4.2. The following breeds of dogs are not permitted on the property per the Association's insurance restrictions: German Shepherd, Doberman Pincher, Rottweiler, and Pit Bull.

4.3. No household pets shall be kept in any Unit or in the Common Area or Limited Common Area without the express written permission of the Board of Directors.

4.4. Tenants without a lease shall not be allowed to have pets on the property at any time. Tenants with a lease are allowed to have pets on the property with the approval of the owner and written permission of the Board of Directors. Any violation of the pet rules will result in revocation of permission at the discretion of the Board of Directors.

4.5. No pets (including dogs and or cats) shall be permitted outside of Units unless they are accompanied by an adult person and carried or leashed.

4.6. Each Owner shall remove excrement created by his pet.

5. FIRE SAFETY

Unit owners must follow all applicable NFPA, State and Town of Hampton fire codes. The following rules are based upon but are not intended to limit applicable fire codes.

5.1. New Hampshire Fire Code prohibits the use of gas or charcoal grills on balconies (decks), under any overhanging portion of the building or within 10 feet of any structure. This rule impacts all buildings on both Dustin and Whitten. The use of gas or charcoal grills in Whitten side yards is also prohibited as there is not enough clearance to allow placement of grills outside of the 10-foot limit. Storage of propane gas cylinders within units or within the above prescribed 10-foot limit is also prohibited.

5.2. The use of electric grills is permitted by the Town of Hampton as long as they are UL listed and plugged into a dedicated electric line installed by a licensed electrician.

5.3. The use of outside fire pits and chimineas is strictly prohibited.

5.4. The use of Fireworks is prohibited by law; fireworks are not permitted on the premises at any time.

5.5. Unit owners must install and maintain within each unit either a battery operated or AC powered (with battery backup) carbon monoxide detector and alarm. This carbon monoxide detector and alarm must be kept in proper working order and must be replaced by the unit owner upon expiration of the manufacturer's warranty. Combination devices that provide detection and alarm for both carbon monoxide and smoke are also permissible.

6. USE OF PARKING AND OTHER COMMON AREAS

6.1. Only two (2) parking spaces are available per unit. Vehicles must be parked front in, and end to end. Motorcycles are considered a vehicle and must be parked as such. Absolutely no boats, jet skis, trailers, mobile homes, campers, tow trucks, or large capacity trucks are allowed to be parked in spaces.

6.2. Parking motorcycles on patios or decks for any reason for any amount of time is strictly prohibited.

6.3. All vehicles must be in operable condition, registered and inspected.

6.4. Unit Owners in good standing may use the auxiliary parking lot provided that the Owner has a current parking tag authorized by the Board of Directors.

6.5. There shall be no parking at any time that blocks the dumpster area. Vehicles that do block this area may be towed without notice.

6.6. Leaving a vehicle parked on the property unattended through the off-season is prohibited and subject to towing.

6.7. Owners are permitted to store bicycles in the designated bike rack storage area.

7. SNOW REMOVAL

7.1. In the event of a snow storm 2 inches or greater, the plowing contractor will continue to keep open the parking areas throughout the storm. The contractor will return to the property at the end of the storm to fully open the parking spaces. Please move your car from the parking areas when the snow removal contractor sounds his horn or otherwise signals you to do so. Your car must be returned to your parking space immediately after the parking area is cleared so that you do not impact anyone else or block snow removal efforts on the street. Please keep your eye on the progress of the plowing until the storm ends.

7.2. Residents are responsible for clearing snow from the walkways, stairways and decks. Ice melt will be provided at the bottom of each stairway for resident use.

8. TRASH MANAGEMENT

8.1. Only small, residential trash is to be disposed of inside the dumpster container. No trash shall be left outside the dumpster. Cardboard boxes must be broken down before depositing in the dumpster. After depositing trash

in the dumpster, plastic doors must be closed to prevent access by seagulls, raccoons, squirrels, skunks and other animals.

8.2. Depositing of anything but small household trash is strictly prohibited. Items such as small or large appliances, televisions, bikes, rugs, gas grills, beach chairs, toxic materials, etc. must not be abandoned in or around the dumpster area. To prevent messy overflow, please plan your trash deposits accordingly.

8.3. Residents of Harbor @ Whitten & Dustin are encouraged to participate in the Hampton Recycling Program. Please place your recycling bin out on the street Monday and do not forget to pick it up after it is emptied. For more information on the recycling program contact Hampton Public Works Recycling Information Line at (603) 929-1122.

9. CONDOMINIUM FEES

9.1. Condominium fees are payable monthly and due on the 1st of each month. Condominium fees received after the 15th of the month are subject a late fee in accordance with HWD Collection policies. Advanced payments are accepted. Condominium fees should be made payable to Harbor @ Whitten & Dustin Condominium Association and mailed to Harbor @ Whitten & Dustin Condominium Association, PO Box 1155, Burlington, MA 01803

FINES

The Board of Directors is authorized to adopt such rules and regulations as are necessary to encourage and assure the enjoyment of all residents. There shall be no violation of these rules by any owners, tenants or guests in the use of the Units, Common Area, or Limited Common Area as adopted by the Board of Directors. In the event that these rules are violated, The Board of Directors is authorized to assess fines in accordance with the Harbor @ Whitten & Dustin Condominium Association fining policy. All condominium documents including these rules and regulations are available for viewing and downloading at our website: www.hwd48.com Owners may communicate with the Board of Directors by sending an email to bod@hwd48.com or by addressing letters to the Board of Directors at:

HARBOR @ WHITTEN & DUSTIN CONDOMINIUM ASSOCIATION

P.O. Box 1155

Burlington, MA 01803

*These Rules and Regulations have been adopted by the Harbor @ Whitten & Dustin (aka Hampton Harbor) Condominium Association Board of Directors on January 31, 2009.
Revised May 13, 2019 to reflect Mailing Address Changes*