

June 28, 2023

Dear Walcott Valley Owners and Residents,

The Walcott Valley Board and the Rules Committee are pleased to present you with the latest version of the **Walcott Valley Rules and Regulations**. We have tried to make the rules more clear, relevant, and reasonable. Some rules have gotten stricter, others more relaxed; many have not changed much. Please read them through to see how they affect you.

Though these rules are specific, the intent behind them is general: To clarify how we can all enjoy the benefits of Walcott Valley, keep it attractive, and live together in a neighborly and considerate way.

These rules go into effect July 1, 2023; from that date, the Board will pay increased attention to rule violations, since the rules are now clear to all.

Residents and owners are advised to pay particular attention to the following:

- proper trash disposal
- keeping dogs on leash
- removing signage and out-of-season decorations
- following rules regarding bird feeders and birdbaths
- following parking rules
- keeping wheeled vehicles off the grass
- keeping the playground and other common areas, doorways, and garden plots free of all trash, tools, toys, and other possessions.

Your attention to these matters will help avoid warnings or fines.

Please read these rules carefully and keep them in reach.

We will continue to update the rules as needed. Please come to meetings or notify the Board of any considerations.

Sincerely,

The Walcott Valley Board

theboard@walcottvalley.com

**RULES AND REGULATIONS - WALCOTT VALLEY TOWNHOUSE CONDOMINIUM
ASSOCIATION (Effective July 1, 2023)**

These Rules and Regulations are intended as additions and clarifications to the bylaws of the Walcott Valley Townhouse Condominium Association. The bylaws are legally recorded with the Massachusetts Registry of Deeds and may be posted on the websites of Walcott Valley and/or the management company.

The owners and residents shall, at all times, comply with these Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, servants, lessees and persons over whom they exercise control and supervision. Owners shall be legally responsible for the actions of their lessees or tenants. The residents should report any violations to a Board member.

A. RESIDENT AND OWNER ACTIVITIES

1. Condo fees are due the first of every month, with a ten-day grace period. A fine of \$25.00 is assessed after the 10th of the month and is cumulative for each month it remains unpaid.
2. No owners or residents shall make or permit any disturbing noises by themselves, their families, guests, or persons over whom they exercise control and supervision or permit any act by such persons that would interfere with the rights, comforts and convenience of the residents. Except for emergencies, renovations and repairs shall only take place between 7 AM and 7 PM Mondays-Fridays and 8 AM-4 PM on weekends/holidays.
3. Nothing can be done inside a unit or outside of the building that will impair the structural integrity of the building. No resident shall allow the installation of wiring or conduit that will protrude through the exterior wall of a building except as presently installed or as authorized by the Board of Managers.
4. Common Elements, including steps, stairwells, sidewalks, roadways, and lawns must be kept clean and free of clothing, trash, stored equipment, sports equipment, toys, bikes, wagons, playpens, baby carriages, trailers, sleds, ATV's, wading pools, snowmobiles, shovels, garden tools, boats, and other personal items. Such items may not be left out overnight in any common area. No large play structures such as trampolines or bounce houses may be set up in any common area.
5. No sign, advertisement, notice, lettering or other items unauthorized by the Board of Managers, shall be exhibited, displayed or affixed to windows, doors, or on common areas, with the exception of seasonal decorations, which shall be removed within 30 days of the holiday.

6. Patios and Decks: Outdoor furniture, outdoor equipment, outdoor décor, and plants may be kept on the patios and decks, including neatly stored outdoor items for use in the next suitable season. Unusable, deteriorated, or abandoned items must be promptly removed. Exterior stairways and stairwells may not be used for storage and must be fully accessible.
7. All windows and glass doors must be covered by draperies or blinds, curtains, shades, or shutters. Screens, in good repair, must cover all open windows, sliders and doors.
8. The garden areas next to each front doorway are for gardening of flowers and grasses only (not vegetables), not for storage of possessions or parking of bicycles, etc.
9. All working wood or coal burning stoves, and chimneys, must be inspected annually before December 1, and, if necessary, cleaned by an authorized and insured contractor at the expense of the owner, who must provide the Board with a copy of the inspection report.
10. Owners who wish to rent their unit must be in good standing and must request permission by submitting a Right of First Refusal to Rent form to the Board. (Total rentals not to exceed 13 Units.)
11. The owner of a rented unit, after receiving Board approval to rent, must provide a copy of the completed and signed lease to the Board of Managers within ten (10) days of Board approval. Only one-year leases are permitted. Owners must provide lessees with a copy of the Condo Rules. Owners should obtain emergency contact information from their tenants and provide same to the management.
12. Unit Owners seeking to sell their unit must present a valid offer to purchase to the management for its Waiver of Right of First Refusal to Purchase and request a 6D Form.
13. Overcrowding puts undue strain on the plumbing/septic and on common facilities, as well as on the unit itself. Residents must operate within local, state, and national laws regarding occupancy and within building and fire codes regarding any use of additional rooms as bedrooms.
14. No unit shall be used to conduct a business or trade if such includes the coming and going of employees, clients, or customers; the use of commercial or industrial equipment, tools, or processes; the warehousing of inventory or other materials; non-residential noises that cause a disturbance; or exceptional wear and tear on the premises or Common Elements. Ordinary home-office activities may be pursued whether or not associated with employment.
15. Hazardous materials or waste may not be brought into or kept in units, including flammables (gasoline, fireworks, explosives, combustible or explosive fluids).

16. Unit Owners are responsible for the actions of their tenants, pets, family and visitors and are subject to all repair cost of damage caused by them to the Common Elements.
17. No ball playing, bicycle, tricycle, roller blades or skateboard riding or similar activities may take place in the roadways. Sidewalks may be used for bicycles with due consideration for pedestrians. No wheeled vehicles on the lawn. Unregistered motor vehicles (such as dirt bikes) may not be operated on the property. The mulched areas, trees, bushes, etc. are decorative and off-limits to recreation.
18. No one is permitted on a roof without management approval.
19. Every resident must keep their unit in a good, clean state.
20. Board members and agents of the Board, including authorized contractors, may enter any unit at any reasonable hour after notification (except in an emergency determined by any Board member) to inspect wiring, plumbing, and to inspect for or eradicate vermin.
21. Each Unit Owner and tenant must complete the Emergency Information Form provided by the management.
22. New residents or new Unit Owners will attend the next Board meeting or orientation program to review the Walcott Valley Rules and Regulations and policies.
23. A permit must be obtained from the Town Building Inspector for the installation of any gas appliance in a unit. A licensed plumber must be retained for such an installation. No work may be commenced without submitting this information to the management for approval. Completed work must be inspected and approved by the Town Gas Inspector.
24. Checks returned for insufficient funds will incur charges from the management.
25. No bird feeders are allowed except for hummingbird feeders. No bird baths.

B. MOTOR VEHICLE RULES

1. No parking of trailers, boats, dump trucks, box trucks, oversize vehicles, or construction vehicles is permitted in parking spaces or on common property, except for vehicles servicing the property. Vehicles servicing individual units may not be parked overnight except by permission of the Board.
2. Visitors or residents may not park in another resident's parking place without that resident's approval. Each unit has room for only one (1) car to be parked in front of the unit. A second vehicle may be parked in any visitor parking area.

3. Visitor parking areas are, roughly, regular parking spaces not facing any unit or blocking a dumpster. Specifically, the visitor parking areas are: Across from Building 2 near the upper mailbox; near the island at the end of Building 2 closest to Unit #23; across from Building 3 in front of the playground but not in front of the upper dumpster; across from Building 6 facing the grass to the left of Unit #49 of Building 4; and close to the end of the parking lot in front of Building 5, closest to Unit #60.
4. No parking along the front curb of any island, curb of the horseshoe or along the curb of either front entrance or in front of either dumpster.
5. Snow removal guidelines (issued each year) are to be followed. Cars must be moved for snow clearing when requested within a reasonable length of time.
6. Any motor vehicle that is not in working condition or is unregistered may not be parked at Walcott Valley. For clarification, contact a Board member.
7. No resident is permitted to repair a motor vehicle or change oil on the premises. Only emergency repairs, such as a flat tire, a jump-start, or adding window washer fluid are permitted. Washing a vehicle is permitted.
8. Any resident's car leaking fluid on the parking area must be removed and repaired and the fluids removed from the parking lot by the owner at their expense.
9. The speed limit for travel throughout the Condominium complex will not exceed 5-10 miles per hour.

C. PET RULES

1. A maximum of two pets per unit are permitted. Permitted pets include dogs (up to 25 lbs.) and indoor pets only; no farm animals or wild animals.
2. Animals may not be raised or bred in units as a business.
3. The Board may impose fines and/or request removal of any pets that are a persistent nuisance or cause a persistent disturbance.
4. Dogs are not permitted outside without a leash.
5. Dogs are not to be tied to common property (lamp posts, porch uprights, vehicles, trees or railings), or left on decks.
6. Any dog waste must be bagged and removed immediately.

D. DUMPSTERS AND TRASH

1. No hazardous substances, including motor oil, paint or solvents may be disposed of in the dumpster, per EPA regulations.
2. All trash must be put in a secure plastic bag and put directly into the dumpster and the dumpster cover closed or door closed. Dumpster enclosure must be closed and latched after each visit. No trash or other items may be left outside the dumpster. If dumpster is full, bring trash back later.
3. Trash may not be thrown over the dumpster wall or stockade.
4. Any dropped or spilled trash must be picked up and placed into the dumpster.
5. Dumpsters are only for Walcott Valley residents' personal trash. Construction materials, old appliances, mattresses, furniture, and carpeting must be removed by contractors or owners at residents' or owners' expense. A separate trash removal service must be hired for large-scale dumping including unit cleanouts.

E. PLAYGROUND

1. Only Walcott Valley resident children, and guests accompanied by a resident or their designee, may use the playground.
2. Insurance liability demands that an adult residing here be present at all times while children and guests are in the playground.
3. Glass containers are not permitted in the playground or picnic area.
4. Trash is the responsibility of all persons using the area. Trash must be removed after each visit and placed in the trash can (if not full) or in the dumpster.
5. Residents wishing to use the playground for a function must first obtain permission from the Board.
6. Playground equipment is designed for age 10 and under, for intended use only. Any misuse of the playground will result in a fine or restriction from use of the playground area.
7. No pets are allowed in the playground.

F. FINES

1. Fines for violations are \$25.00 for each violation, plus any incurred expenses. Fines continue at a rate of \$25.00 per day after day of notice if not corrected.
2. Fines for late payment of condo dues and fees are \$25.00. All fines left unpaid will accumulate added fees of attorney and expenses for collection to be paid by the Unit Owner.

Additional rules may be promulgated by the Board of Managers from time to time in the interest of maintaining the appearance of the Common property and for the welfare of all residents and Unit Owners.

Your cooperation would be appreciated.

BOARD OF MANAGERS