

ABBY CHASE CONDOMINIUM

RULES AND REGULATION

The Declaration of Horizontal Property Ownership and the Code of Bylaws of the Abby Chase Condominium Owner's Association, Inc as amended, April, 2001, Article 6 (e) set forth the general policy for restrictions on use and enjoyment of the Units, the common areas, limited Areas, of Abby Chase. The Abby Chase Condominium Association (HOA) and the Owners are governed by these documents. In keeping with these documents, ad the general policies as set forth therein,

REQUIRED TO BE APPROVED BY THE BOARD by the BYLAWS

1. Color selection of the house and garage paint
2. Color selection of the replacement roof
3. Any exterior structural changes or addition to the home, garage, or patios
4. Awning color or style
5. Gate color other than black
6. Replacement siding
7. Painting of any brick
8. Landscaping outside the brick fencing.
9. No animals...of any kind except one cat or dog ...so long as it does not create a nuisance. Pets must be kept on a leash and cleaned up after. Board of Directors may modify this.
10. No signs without board approval.

SPECIFIC PROHIBITIONS IN THE OPERATING DOCUMENTS

1. Nothing (clothes, sheets, rugs, shall be hung out or exposed in the Common areas.
2. No boats, campers, trailers, etc. stored within the property except overnight
3. No other structural changes in any building that would affect the impair the structural integrity of the unit effect the overall appearance of any condominium unit except those approved by the Board of Directors.
4. Garbage, Trash and Refuse shall be stored in appropriate containers inside the condo unit.

DUES LATE CHARGES MANDATED BY THE OPERATING DOCUMENTS.

1. Dues must be paid timely. If not paid when due, February 1 or September 1 in the year due the By-laws require that 10% of the payment due be charged to the owner as a late fee.

RULES AND REGULATIONS ADOPTED BY THE BOARD OF DIRECTORS PURSUANT TO THE BYLAWS.

1. Shingles must be dimensional and dark in color.
2. Trim may be a contrasting, complementary color on the exterior of the unit. Only one contrasting color is permitted and colors shall be in earth tones.
2. Garage lights must be maintained in working order
3. Nothing may hang from courtyard gates except temporary holiday items
4. Driveways are the individual owner's responsibility to keep free of debris.
5. Owners may have two pets, in keeping with the conditions in the bylaws,
6. The speed limit in the common area is 10 miles per hour.
7. **Gazebos are permitted as long as they are in the back of the unit so they cannot be seen from the road.
8. **Hardy board and cedar planks are the only approved sidings for the unit façade. Aluminum siding is not permitted. Boards must be a minimum of 8 inches wide.

PENALTIES FOR NON-COMPLIANCE AS SET FORTH IN THE BYLAWS

- 1 First notice-Resident has 21 days to respond and propose a plan and timeline to correct the violation of the rules set forth in governing documents.
- 2 Second notice-The resident has 10 days to correct the issue and if not corrected a \$75 fine will be assessed and \$25 for each week thereafter until the violation is corrected.
- 3 All related legal fees incurred to enforce the Rules and Regulations of the HOA will be charged to the unit owner's account.
- 4 Lien will be placed on unit for unpaid expenses.

** signifies changes 2026

Revised August 2026

Amendment to Abby Chase Condominiums Rules and Regulations, Rule 1 Concerning Two-Tone/Contrasting Colors on the Unit Exteriors

The former rule in the Abby Chase Condominiums Rules and Regulations read:

1. No two tone/contrasting colors on the unit exteriors - monochrome paint pallet only.

On 08/17/2023, the current Board of Directors met and voted to amend this rule according to discussions and debates held among the homeowners in Abby Chase during previous annual and special meetings. The amended rule should read as follows:

2. Two-tone paint palettes/contrasting colors on the units' exteriors are allowed except on specified areas of a unit's exterior. The specified exceptions to this rule are as follows:
 - a. A unit's garage door must be painted the same color as the unit's exterior walls.
 - b. The casing trim around a unit's garage door must be painted the same color as the unit's exterior walls.
 - c. The exterior vent at the top of the garage's front exterior wall must be painted the same color as the unit's exterior walls.
 - d. A unit's gutters must be painted the same color as the exterior surface behind/below them.