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see revised
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RULES AND REGULATIONS OF MISTY HARBOR, A CONDOMINIUM

Misty Harbor Condominium Association, acting through its executive board, has adopted the following rules and regulations. The Association may modify or revoke these rules and regulations at any time by vote of the Association or the executive board.

These rules and regulations are binding upon all unit owners in their use of their units and the common elements of the condominium. Whenever reference is made to a unit owner, it includes also the unit owner's family, tenants, employees, agents, visitors, and any guests, invitees, or licensees.

1. Each unit shall be used only for single-family, residential purposes. No business, trade, or profession of any kind shall be conducted in or from any unit, not even those commonly known as home occupations, unless the activity is not visible or audible in any way from outside the unit and results in no substantial increase in traffic to or from the condominium.

2. Nothing may be stored on the common elements without the written consent of the executive board. Lawn furniture and ornaments in the immediate vicinity of a unit may be stored in place without written approval, but must be removed if required by the executive board.

3. All garbage and trash must be placed in the proper receptacle designated for refuse collection.

4. No explosive, hazardous, or similarly dangerous materials may be kept inside any unit, including specifically, but not limited to, propane gas cylinders or tanks.

5. No alterations to the exterior of the units or to the common elements may be made without the written approval of the executive board. This prohibition includes, but is not limited to, antennas (including satellite dishes of all sorts, even the small "dish antenna" style), clothes lines, fences, and air conditioning units.

6. No unit owner may make or permit any noises or other disturbances which will interfere with the comfort and convenience of other unit owners.

7. No livestock or animals of any kind shall be kept in or about any unit for any purpose, including, but not limited to, breeding or sale. Notwithstanding the foregoing, dogs and cats will be allowed as pets under the following conditions:

A. Dogs: Licensed service dogs and licensed pet therapy dogs are permissible. In addition to licensed service dogs and licensed pet therapy dogs, dogs may be allowed as pets if the following conditions are met: (1) at all times the owner will control and attend to the dog to assure that it will not be a nuisance to other owners, tenants, or guests, and will adhere to the leash law in accordance with those laws of the State of Maine; and (2) owners are responsible for

immediately cleaning up after their dogs at all times and repairing any damage caused to the common or limited common areas.

B. Cats: Cats may be allowed as pets if the following conditions are met: (1) if they are not strictly indoor cats, then at all times the owner will control and attend to the cat to assure that it will not be a nuisance to other owners, tenants or guests; and (2) owners are responsible for immediately cleaning up after their cats at all times and repairing any damage caused to the common or limited common areas.

8. Unless authorized by the executive board, the parking areas may only be used for the parking of automobiles. Any vehicle improperly parked in a parking space allocated to a specific unit may be towed away at the expense of the owner of the vehicle and/or the owner of the unit of which the vehicle's owner is an owner, tenant, or guest, and, in addition, the unit owner shall be assessed a fine for such improper parking, as established by the executive board.

9. Any costs incurred by the Association (including attorney fees) to remedy the failure of any unit owner to comply with these rules and regulations shall be assessed against the unit owner's unit and may be collected in the same manner as the common expense assessments.