

RULES & REGULATIONS / ADMINISTRATIVE REGULATIONS

of the Pond Place Association, Inc. & Tax District

Note: Definitions of terms initially capitalized are as found in Article I of the Declaration.

ARTICLE III - ACTIONS OF OWNERS AND OCCUPANTS

1. No noxious or offensive activity shall be carried on in Pond Place, nor shall anything be done therein either willfully or negligently which may be or become an annoyance or nuisance to the other Owners or occupants. No Owner or occupant shall make or permit any disturbing noises in the buildings by himself, his family, servants, employees, agents, visitors and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other Owners or occupants. No Owner or occupant shall play upon, or suffer to be played upon, any musical instrument or operate or suffer to be operated a phonograph, television set or radio in the Premises at such high volume that it shall cause unreasonable disturbances to other Owners or occupants.
2. No immoral, improper, offensive or unlawful use may be made of the Properties and Owners shall comply with and conform to all applicable laws and regulations of the United States and the State of Connecticut, and all ordinances, rules and regulations of the Town of Avon and shall save the Association or other Owners harmless from all fines, penalties, costs and prosecutions for the violations thereof or the non-compliance therewith.
3. Connecticut State Law requires that dogs six months or older be licensed on or before June thirtieth (30th), annually, in the Town Clerk's Office in the town where such dog is to be kept. Connecticut State Laws, Section 22-341, finds any dog roaming at large without a tag to be an unlicensed dog.
 - a. Dogs are subject to the State of Connecticut and Town of Avon laws regarding dogs.
 - b. All pets housed within Pond Place must be registered with the Board of Governors on forms provided. Registration will be updated annually.
 - c. No dog will be permitted in any portion of Pond Place unless leashed and under control of the owner or keeper. Connecticut State Laws, Section 22-346, states that no owner or keeper of any dog shall allow such dog to roam at large upon the land of another and not under the control of the owner or keeper or the agent of the owner or keeper.
 - d. All dog owners are responsible for picking up and disposing their dog's waste with a "pooper-scooper" or other device. The presence and accumulation of dog waste is a HEALTH HAZARD for all residents in

Pond Place as well as to other animals. A dog owner's exclusive use area must be kept clean of dog waste.

- e. No pet shall be permitted to bark, howl or make other loud noises for such a time as disturbs a neighbor's rest or peaceful enjoyment of their unit or the common elements. Further, any such pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the property subject to these restrictions upon three (3) days written notice from the Board of Governors. Connecticut State Law, Section 22-363, states that no person shall own or harbor a dog or dogs which is/are a nuisance by reason of vicious disposition or excessive barking or other disturbance.
 - f. Any dog or cat bite will be reported to the Board of Governors immediately and the Town of Avon Animal Control Officer must be notified.
 - g. Pet owners will accept full responsibility for any damage or task of maintenance occasioned by the action or presence of their pet.
 - h. Dogs, cats or household pets of common variety may be brought into Pond Place and suitably HOUSED IN YOUR DWELLING provided that they are not kept, bred or maintained for any commercial purposes.
4. Owners shall be held responsible for the actions of their children, tenants, guests, pets, servants, employees, agents, invitees or licensees.