

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 VIII - ADMINISTRATION

1. Any consent or approval given under these rules and regulations may be added to, amended or revoked at any time by resolution of the Board of Governors.
2. No Owner shall send any employee of the management out of Pond Place on any private business of the Owner, nor shall any employee be used for the individual benefit of the Owner, unless in the pursuit of the mutual benefit of all Owners.
3. Any complaint regarding the management of the Properties or regarding actions of other Owners shall be made in writing to the Board of Governors, or the appropriate committee.
4. Right is specifically reserved to the Board of Governors to rescind, change or amend the foregoing Rules and Regulations and to adopt such other Rules and Regulations as from time to time the Board of Governors may deem necessary or appropriate.

RESOLUTION

EXCLUSIVE USE AREA RESOLUTION BY BOARD OF GOVERNORS OF POND PLACE ASSOCIATION, INC.

RESOLVED;

That, pursuant to Article XV of the Bylaws, Exclusive Use Areas are hereby established as shown on a map entitled

"Map of Exclusive Use Areas At Pond Place Avon, Conn. Prepared for Pond Place Association, Inc. Scale: 1" = 40' - August 1977 Hodge Surveying Associates, P.C.",

which map shall be filed by the Secretary in the corporate records of the Association.

Subject to the terms of Pond Place Declaration of Covenants, Easements, Restrictions and Tenancies-in-Common, and the Bylaws and Rules and Regulations from time to time adopted by the Board of Governors, each Exclusive Use Area may be used by the member (or his assignee) of the Undivided Interest to which his Dwelling location is assigned in his instrument of conveyance, for the limited purpose of locating, managing, maintaining, altering, expanding and improving a Dwelling, and for other activities and uses ancillary to residential use of such Dwelling.

The Member may exclude all other persons from the Exclusive Use Area, and, except as aforesaid, entry thereon without such Member's consent shall be considered trespass.

This resolution may be amended or revoked only in accordance with Article XIV, Section 3 of the Bylaws.

RESOLVED;

That each member who leases or rents his dwelling shall notify the Association in writing and through its manager, or in the absence of a manager, through its President, prior to the taking of occupancy by any such lessee or renter of the same, of each and every tenant or occupant over the age of 18 who shall occupy, reside in or take possession of said dwelling. The purpose of this regulation is to facilitate

1. the welcoming of such persons by the Welcoming Committee of the Association
2. the notification of such tenants, renters or occupants of, information pertinent to the operation of the Association, including its rules and regulations regarding the use of the dwelling, common areas and common improvements and related matters, and
3. the enforcement of the rules and regulations of the Association.

Any member of who fails to comply with this rule and regulation shall be subject to levy of fines or other enforcement action by the Board of Governors as permitted under the Bylaws of the Association.