

MISCELLANEOUS
RULES AND REGULATIONS

BULLETIN BOARDS: The Bulletin Boards at the Mail House are for Belvidere Townhouse Condominium information from the Board and/or Property Management of Andover only. All other postings require the Board or Property Management of Andover approval.

CAMPER, TRAILER, BOAT, UNREGISTERED VEHICLE, STORAGE, ETC.: No truck or similar heavy duty vehicles, snowmobiles, boats, utility trailers, boat trailers, unregistered vehicles, and camping trailers will be allowed within the confines of the Condominium unless appropriate temporary or permanent, as the case may be, storage arrangements have been approved by the Trustees. This prohibition includes the overnight storage of such vehicles and equipment.

CLOTHES LINES: No clothing, linens or similar materials shall be hung or otherwise left or placed in or on the Common areas and Facilities.

GUESTS: Owners will be held responsible for the actions of their guests with regard to all existing condominium rules and regulations. If occupancy by guests creates a nuisance to other owners, the Trustees shall have the right to request that the guests leave. Responsibility of such supervision shall rest with any Owner who is the host of such guests. Please make certain your guests follow the parking rules, park in the appropriate areas.

JUNK MAIL: All junk mail must be removed from the mail facilities and disposed of properly by Unit Owners.

LITTERING: There will be no littering. Paper, cans, bottles, cigarette butts and other trash are to be disposed of only in appropriate trash containers, and under no circumstances are such items to be dropped or left on the grounds or other Common Areas and Facilities of the Condominium.

NOISE: Owners, guests and lessees will be expected to reduce noise levels after 11:00 P.M so that neighbors are not disturbed. At no time are musical instruments, radios or televisions to be so loud as to become a nuisance.

NOISY MOTOR VEHICLES: No non-muffled or inadequately muffled vehicles will be operated within the confines of the Condominium because of noise nuisance and operating hazard in the limited space available.

No debris is to be discarded into the wooded areas (i.e. potted plants, wreaths, etc.)

OFFENSIVE ACTIVITIES: No owner may use or maintain his Unit or the Common Areas for any purpose or in any manner which is contrary to any present or future applicable law, rule, regulation or requirement of any governmental authority; which may constitute a nuisance or be offensive, extra hazardous or disreputable; which would cause injury to the Condominiums or any part thereof; or which would in any way render void or voidable to otherwise impair the coverage or increase the rate of any insurance on the Condominium. No Unit Owner shall make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors, lessees, or licensees and not permit anything to be done by such persons who will interfere with the rights, comfort or convenience of other Unit Owners.

OUTDOOR EQUIPMENT AND PERSONAL PROPERTY: Lawn furniture, bicycles, and other personal articles and equipment shall not be left outside the unit, except for appropriate seasonal use of furniture and equipment. When placed outside it shall be maintained and located in such a fashion as to meet safety and aesthetic standards as established by the Trustees. Seasonal furniture and equipment must be removed and stored before the fall clean-up and not put out until after the spring clean-up is completed. Seasonal furniture and equipment stored outside the units shall not impede planned maintenance operations and the owner will be responsible for any resulting damage or expense if relocation is required.

PARKING SPACES: Owners and their tenants shall be responsible to see that neither they nor their guests interfere with the right of other owners and their tenants to the appropriate use of parking spaces. Overnight visitors must park in the common areas (near the mail house). Repairing or servicing of vehicles is prohibited. No selling of vehicles is allowed on the property. All vehicles must have updated inspection stickers, Mass. stickers and plates and must be in operational/driving order at all times. Please inform your guest(s) that there is no parking on the grass.

SIGNS: Unit owners may not display "For Sale" or For Rent" signs, or any advertising or solicitation in windows of their units or anywhere in the common areas.

SPEED LIMIT: Unless otherwise posted by the Trustees, the speed limit on all streets and drive within the Condominium shall be 5 miles per hour (5 MPH)

SNOW REMOVAL: Unit owners and tenants are responsible for assisting in the snow removal process. This can only be successfully accomplished by making yourself available to move your vehicle(s) when the plow is ready to clear the units in your building. This cooperative effort will help to avoid causing both an inconvenience and a safety hazard to other owners/tenants/guests. All vehicles are required to park in garages or

in driveways till the plow has cleared the parking lots and all vehicles that must park in a parking lot are required to move for all snow cleanup.

SOLICITATION: No Solicitation shall be permitted on the common area within Belvidere Townhouse Condominium for any cause, charity, or any purpose whatever, unless specifically authorized by the Board of Trustees. If a solicitor engages you and tells you that they have permission to solicit within the community, they are misinforming you. Inform the solicitor that there was no authorization given by the Board of Trustees for this activity. If they insist, ask them to wait while you call the police to confirm if they have a permit to solicit or be on the premises.

STORM DOORS: Storm Doors are an optional addition available to unit owners at their expense. Those wishing to add a Storm Door to their entryway should contact Property Management of Andover for the required paperwork and approvals. All storm doors being replaced must be 'white' and a specific style.

TRASH: HOUSEHOLD TRASH ONLY may be placed outside no earlier than 5:00PM on the day before pickup and must be removed no later than 11:00PM on the day of pickup. Waste Management picks on Wednesdays, and if a holiday, then a one day delay. Please refer to the current schedule calendar for scheduled dates.

Please Note: If a State of Emergency is declared for Massachusetts, Waste Management will not pick up. They will resume pickup when the State of Emergency has been lifted.