

BRADFORD WOODS CONDOMINIUM ASSOCIATION

MERRIMACK, NEW HAMPSHIRE

RULES and REGULATIONS

Effective: October 1, 2020

WHEREAS, Article IV, Section 1 of the Bradford Woods Condominium Association Bylaws grants the Board of Directors all of the power and responsibilities necessary for the administration of the affairs of the condominium, provided that such is not inconsistent with the Declaration and the State of New Hampshire Condominium Statutes, and;

WHEREAS, Article IV, Section 1(h), empowers the Board of Directors to promulgate and amend rules concerning the operation and use of the common area provided that copies of the rules shall be furnished to each owner prior to the time when the same shall become effective, and;

NOW THEREFORE BE IT RESOLVED THAT these rules and regulations supersede all previous rules and regulations issued by the Bradford Woods Condominium Association Board of Directors, and supplement and compliment the Rules and Regulations contained in the Declaration and Bylaws of the Bradford Woods Condominium Association.

SECTION A - PURPOSE:

These Rules and Regulations are adopted for the benefit of Owners and Residents of Bradford Woods. They are intended to contribute to preserving the clean, pleasant and attractive environment and to assuring the peaceful enjoyment of Bradford Woods by owners and residents. They are also intended to protect and enhance the value of the Owners' property. They are not intended to unduly burden Owners or to unduly restrict the use of the property. It is the responsibility of owners and residents to adhere to and assist in the enforcement of the rules and regulations of the Bradford Woods Condominium Association.

SECTION B - DEFINITIONS:

1. "Board" or "Board of Directors": Board of Directors of the Bradford Woods Condominium Association.
2. "Association": All of Bradford Woods Condominium Association, including the Units, Limited Common Area and Common Area.
3. "Common Area": All areas in the Association beyond the Units and Limited Common area.
4. "Limited Common Area": As defined in the Legal Documents.
5. "Unit Owner": The holder of a deed to a Unit.
6. "Unit": A residential unit with boundaries as defined by the Association Declaration.
7. "Tenant" or "Resident": The person(s) whom the Unit Owner allows to occupy a Unit either by written lease or by Tenant-at-Will,
8. "Guest": A visitor, invited or not invited, who is temporarily on the premises of the Association through the courtesy of a Unit Owner or a Tenant who is responsible for the actions of the guest.

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9. "Management": The Association's Management Company as per the contract with the Association through the appropriate Board of Directors.

10. "Legal Documents": The Association's Declaration, By-laws and Rules and Regulations as amended.

11. "Property": The Association.

SECTION C - GENERAL RULES:

1. PETS:

1.1. Household Pets: The keeping of common household pets is permitted. Under no circumstances shall pets or animals of any kind be maintained or kept for commercial purposes. Any pet deemed by the Board to be hazardous or a threat to any resident or guest shall be removed immediately from the property. Dogs must be licensed with the town of Merrimack. Cats are to vaccinate against rabies.

1.2. Pet Control: All dogs are to be kept inside their owner's unit at all times unless they are leashed and accompanied by, and under the control of, their owner. Pets shall not cause an unreasonable nuisance or annoyance to other residents. Owners are, at all times, responsible for the actions of their pets.

1.3. Exercising Pets: Under no circumstances is any dog when on the exterior of the unit to be unleashed.

1.4. Pet Waste: Owners will be responsible for the immediate removal of any animal waste deposited on the landscaped common areas or limited common areas of the condominium property. (i.e. lawns, streets, sidewalks, decks, mailbox and dumpster areas, pond or pathways).

1.5. Pet Restraints No runs, chains, ropes, doghouses or any other restraining device system is permitted.

2. FIREPLACE AND WOOD:

2.1. Yearly Chimney Inspection: Owners of units with fireplaces or woodstoves are required to provide the Association by 31 July of each year with proof that their chimney(s) have been inspected and, if necessary, cleaned. A paid bill from a chimney cleaning service will be sufficient. For those residents who do not use their fireplaces during the winter, a written statement to that effect directed to the Association will suffice. Should an owner fail to provide the Association with proof of fireplace non-use or a cleaning receipt by 31 July, the Association reserves the right to have the chimney inspected and cleaned, if necessary, at the unit owner's expense.

2.2. Stoves: Wood or coal burning stoves may be installed provided that such installations are professionally accomplished and meet local fire code regulations. Proposals for the installation or wood or coal burning stoves must be presented in writing to the Board of Directors for approval prior to installation.

2.3. Wood Stacking: Each resident may store up to two (2) cords of firewood in the area behind their unit off the landscaped common area. Units having concrete or stones (limited common area) may store the entire two (2) cords of wood there, if so desired. This wood is to be stacked

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neatly and safely in piles that are no higher than four (4) feet high. If there is no wooded area behind unit, wood must be stacked under the unit's deck. Wood is not to be stacked on common or limited common landscaped areas, against privacy barriers or any unit. Only clear plastic tarps may be used to cover wood from September 1St - May 1St.

2.4. Upon receiving a delivery of firewood residents shall complete stacking within seven (7) days after delivery.

2.5. The Association has approved a standard wood storage rack that is to be used. It is the unit owner's responsibility to contact the Association's management company for further information on this item. The installation of this wood rack is at the expense of the unit owner.

3. COLLECTION PROCEDURES:

3.1. Monthly Assessments are due on the first day of the month.

3.2. Monthly Assessments are paid late if not received in the office of the Management Company, or postmarked, by the Fifteenth (15th) day of the month.

3.3 Any unit owner unable to make payment of the regular monthly assessment or any special assessment due to hardship or otherwise shall make written application to the Board of Directors through the Managing Agent to be received or postmarked, not later than the fifteenth (15th) day of the month in which the assessment becomes due stating the reason or reasons the unit owner is unable to pay and when the assessment will be paid. The Board shall act upon such application at the next regularly scheduled Board meeting and shall provide the unit owner(s) with a written response. All such applications and responses shall be accorded reasonable confidentiality.

3.4. All regular monthly assessments, special assessments and fines, if paid after the fifteenth (15th) of the month, and any unpaid balances, will incur an interest charge of 1.25% per month (15% APR) and a late charge of \$20.00.

3.5. Once any unpaid amount is two (2) payments past due, a late letter, sent by regular first class mail, will be sent to the unit owner(s) by the Association's Management Company. Said letter will give the unit owner ten (10) business days from the date of the letter to either pay the outstanding amount in full, set up a payment plan satisfactory to the Management Company or Board of Directors, or dispute in writing why the unit owner(s) believe the outstanding amount is in error.

3.6. Failure to comply with the requirements of the late letter will result in the Board of Directors, or its' duly authorized representative, taking vigorous collection action against any unit owner's account which remain two payments past due. Such collection action may include, but not be limited to the recording of liens without additional notice to the unit owner(s), the filing of a law suit/collection action in a Court of competent jurisdiction, the commencement of foreclosure proceedings as authorized by law, notification to a local credit bureau and/or using a collection agency.

3.7. In addition to the collection steps in this Section, the Board may, based on authority granted to it under Article XII, paragraph 2 (b) of the Bylaws, accelerate all remaining unpaid assessments for the year.

3.8. Any Unit with Association fees three (3) payments or more past due will have its' amenities privileges suspended, its water service terminated and/or its right to use the common area, including parking privileges, or any part thereof suspended upon authorization of the Board of

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Directors. All costs associated with disconnecting and re-connecting a unit's water service is to be paid in full prior to water service being re-connected to said unit.

3.9. Pool badge(s) will not be issued to any unit showing a balance owed on its' condominium fee account.

3.10. All collection/law suit costs, including reasonable attorneys' fees and costs, will be added to the unit account balance when incurred and will be the responsibility of the unit owner(s) to reimburse the Association for such costs incurred.

3.11. All checks must clear the bank before any action is taken to stop the collection dispute.

3.12. Payments to unit accounts that do not clear the bank will be charged a processing fee equal to the bank fee, said processing fee is due and payable immediately.

3.13. All payments are to be made payable to the "Bradford Woods Condominium Association" and mailed or delivered to the office of the Association's Management Company.

4. MOTOR VEHICLES & PARKING:

4.1. No snowmobiles, trail bikes, mini bikes, moped, any vehicle with commercial plates, mobile home, motor home, boat, trailer, camper, all terrain vehicle or equipment shall be parked within the Association.

4.2. All motor vehicles, inclusive of motorcycles shall be parked in garages, driveways or designated areas only and must be parked on pavement at all times, in a manner that all wheels of the vehicle are on the pavement. The parking of a motor vehicle on a walkway is not permitted.

4.3. The designation of a commercial vehicle includes, any one of the following, but is not limited to:

4.3.1. A vehicle with a snow plow or similar attachment;

4.3.2. A pickup truck with a bed size in excess of 8 feet in length or any type or length of flat bed;

4.3.3. If a vehicle has commercial plates.

4.4. A maximum of two (2) vehicles shall be allowed to be parked outside of a unit.

4.5. Parking parallel to a unit at the end of the unit's Driveway is prohibited.

4.6. No vehicle shall be parked so as to obstruct any trash collection containers, snow removal operations, mailboxes, fire hydrants, or free travel along Association roadways. No on-road parking will be permitted in any area of the Association, except around the circles in the cul-de-sacs. All roadways must allow free travel access for emergency vehicles such as a fire truck.

Violation of this Section may result in the offending vehicle being towed at the vehicle owner's expense without warning.

4.7. Repair of vehicles is not permitted in any part of the Association. This is not to prohibit minor maintenance such as replacing plugs or batteries or flat tires, but it does prohibit any work which renders the vehicle non- operative for more than twenty-four (24) hours. Motor oil is

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classified as a hazardous waste. Accordingly, it must be properly disposed of and may not be dumped onto the Association's property or placed in the trash for normal pick-up.

4.8. Repairs to any portion of the Association as a result of vehicle damage or vehicle fluid shall be at the expense of the unit owner.

4.9. Vehicles must have at all times a current registration and inspection sticker and must be in drivable condition.

4.10. No vehicle shall be operated at a speed in excess of 15 miles per hour in the cul-de-sacs, or in excess of 25 miles per hour on Spring Pond Road.

4.11. Use of the visitor parking areas is for visitors only. Parking for more than one night, or weekend, is prohibited without the prior permission of the Board of Directors. Residents must park in their designated space or driveway.

4.12. Failure to comply with any motor vehicle and parking rules in this section could result in a fine and/or having the vehicle towed at Owner's expense.

4.13. The towing of any vehicle authorized by the Board of Directors or the Management Company will be done at vehicle owner's expense.

5. Alterations: Nothing shall be done in any unit or in, on, or to any of the common areas (including facilities and limited access common areas) that will impair the structural integrity of any building or structure, without the prior written consent thereto of the Board of Directors. All requests for improvements, alterations, additions, etc. shall be submitted in writing to the Board of Directors.

6. Leases: Non-resident owners are required to provide to the Association's Management Company the name and home and work phone numbers of all adult residents of a unit within 30 days of a change of a change in tenants.

7. Noise: No resident shall, make or permit any disturbing noises or activities by himself, his family, licensees, or guests. No resident shall play or suffer to be play any musical instruments, phonograph, television or radio in such a manner so as to annoy or disturb other residents. The hours from 10:00 p.m. until 8:00 a.m. are designated to be quiet hours.

8. Nuisances: No nuisance shall be allowed on the property nor shall any use or practice be allowed which is an unreasonable source of annoyance to its residents or which unreasonably interferes with the peaceful possession or proper use of the Condominium by others. The determination of what constitutes a nuisance shall be determined solely by the Board of Directors.

9. Trash Disposal:

9.1. Littering Paper cans, bottles, cigarette butts, food and other trash are to be disposed only in appropriate trash containers and placed inside a compactor near the lower clubhouse. Under no circumstances are such items to be dropped or left on the grounds or other common area or thrown over the fence at the compactor, etc.

9.2. Hazard Materials No flammable, combustible, hazardous or explosive substance shall be kept in any unit or limited common area except as is suitable for normal household use. No hazardous substance shall be disposed of in trash receptacles or other common areas,

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9.3. Disposal of Large Items (couches, mattresses, hot water heaters, etc.) is the responsibility of, and expense of, the unit owner. Leaving such items in the area of compactor or anywhere else in the Association is prohibited.

10. Outside Activities: There shall be no organized sports activities, picnics or fires, except in areas designated by the Board of Directors. Only charcoal fires in protective metal barbecue containers may be used in such approved areas and provided that such fires are carefully guarded and not hazardous to buildings or other property.

11. Hazards: No activity shall be done or maintained in any unit or upon any common area which will increase the rate of insurance on any unit or the common area or result in the cancellation of insurance thereon, unless the Board of Directors first approves such activity in writing.

12. Weapons/Hunting: Weapons of any type, including B. B. guns, as defined by the Town of Merrimack ordinances or State of New Hampshire laws, will not be carried outside of an appropriate carrying case. Holstered weapons are not acceptable. Civil authorities will handle violations of this rule. No hunting is allowed on the property!

13. Association Personnel: Unless authorized by the Board of Directors, no owner, tenant or guest shall direct or engage any employee of the Condominium on any private business, nor shall he direct, supervise or in any manner attempt to assert control over any such employee.

14. Advertisements:

14.1. Posting of signs, posters, advertisements etc. are not permitted without the prior written consent of the Board of Directors.

14.2. Yard sale signs are permitted no earlier than 1 hour before and no later than 1 hour after the published times.

15. Painting: Unit owners shall not paint, stain, or otherwise change the color of any exterior portion of any building in the condominiums.

16. Planting: Unit owners may plant flowers or shrubs in the mulched areas. No other areas may be planted without prior approval of the Board; decorative borders and ornaments are not allowed.

17. Electrical Wires: No resident or guest shall allow the installation of wiring for electrical or telephone use, television, air conditioning units or other machines, equipment or fixtures which protrude through the wall or roof of any building or is otherwise visible on the exterior of a building except as installed by developer or as authorized by the Board.

18. Air Conditioners: The installation of air conditioners are permitted only between 01 May and 01 October of each year. Improperly installed, or unsightly air conditioning units must be removed upon written request of the Board of Directors.

19. Business Practices: No industry, business, trade, commercial or profession may be conducted from any unit without prior written approval from the Board.

20. Exterior Ornaments: Unit owners shall not cause or permit anything to be hung, affixed, attached or displayed on the outside of windows, walls or roofs. No more than one decorative wreath or doorknocker will be permitted on the exterior of doors, or adjacent wall (no more than one foot from door) provided that they are discrete and in good taste. Such fixtures deemed by the Board to be in poor taste will be

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immediately removed upon written request of the Board. Unit owner will be responsible for all damage that such fixtures shall cause.

20.1. The following flags will be allowed to be flown outside in a neat manner if a unit owner chooses to do so: American Flag, Military Flag and State Flag.

21. Holiday Decorations: Holiday decorations and ornaments may be displayed on the exterior of units provided that they are discrete and in good taste. Decorations or ornaments deemed by the Board to be offensive or in poor taste shall be immediately removed upon written request of the Board. Questions of taste will be decided by the Board; all such decision will be final. In general decorations may be displayed no earlier than one week before and removed within a week of the holiday Christmas decorations may not be installed prior to the Thanksgiving weekend and must be removed by January 6.

22. Hanging Articles: No articles of clothing, rugs, sheets, blankets, laundry or article of any kind shall be hung from any unit, common or limited common area and/or structure.

23. Storage of Items:

23.1. No common area shall be used for the general storage of personal property.

23.2. Personal articles, (including, but not limited to, equipment, patio furniture, personal property and barbecue grills), are permitted on decks or cement patios provided the deck or cement patio is maintained in a neat and orderly manner.

23.3. Any personal article stored on a deck or cement patio cannot extend beyond the boundary of the deck or cement patio and must not interfere with the landscape maintenance of the Association.

23.4. If personal articles are covered they must be covered by a properly fitted cover manufactured specifically for covering the item (i.e. tarps or plastic draped over items is not allowed).

23.5. The storage or placement of trash or garbage on common or limited common areas is prohibited.

23.6. Personal articles may not be left on the common area overnight.

23.6. The Board of Directors reserves the right to require an owner to remove any personal article from the deck or cement patio which in the Board's sole opinion detracts from the aesthetics of the Association.

24. Right of Access: An owner shall grant a right of access to his unit to the Board of Directors or the manager, or to any other person authorized by the Board for the purpose of making inspections, or for the purpose of correcting any condition originating in his unit and threatening other unit or common area, or for the purpose of performing installation, alterations or repairs to the mechanical or electrical services of other common area in his unit made in advance, and that such entry is at a time reasonably convenient to the owner. In case of any emergency, such right of entry shall be immediate whether the owner is present at the time or not.

25. Rules for use of the Clubhouse: Clubhouse use rules are contained in the Clubhouse Usage Agreement. A copy of the Clubhouse Usage Agreement can be obtained from the Association's Management Company.

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26. Rules for use of the Tennis Courts: Tennis Court usage rules are posted at the tennis court.

27. Rules for use of the Swimming Pools: The Board of Directors will publish annually rules for use of the swimming pools.

28. Grills:

28.1 The operation of a propane/LP grill, a charcoal grill, or any open flame grill, on a deck is prohibited.

28.2 The operation of a propane/LP grill, a charcoal grill, or any open flame grill within 10 feet of any building, structure or tree line, including operation under a deck, is prohibited.

28.3 The storage of a propane/LP grill, a charcoal grill, or any open flame grill on a deck is prohibited. There is no one universal storage solution for all units. While there is no universally applicable storage location for all units, it is permissible to store grills beneath decks as well as on the alongside your unit.

SECTION D - ENFORCEMENT & PENALTIES PROVISIONS:

1. AUTHORITY OF THE BOARD OF DIRECTORS:

1.1. The Board reserves the right to amend and/or modify these rules as conditions dictate.

1.2. The Board reserves the right to forego any of the following guidelines should any offense(s) be so severe, in the Board of Directors' judgment, as to compel the Board to render a decision as to the levying of a fine or seeking injunction relief as the more appropriate avenue to ensure the compliance with the Rules and Regulations.

1.3. The Board may, consistent with the Bylaws, delegate any or all of its powers and duties pertaining to these rules to other entities or to the Association's management company.

1.4. Nothing in these Rules and Regulations shall be deemed to limit the operation of maintenance or construction equipment or work being done by either management company personnel or any other vendor contracted and authorized by the Board.

1.5. Any consent, approval or permission granted by the Board or its designated agent shall be in writing and may, after providing the affected unit owner(s) the opportunity to address the Board, be revoked at any time by the Board.

1.6. No provision contained in these rules shall be deemed to have been waived, except where a right is dependent upon a notice to be given within a specified period, irrespective of the number of violations or breaches which may occur.

2. COMPLAINT PROCESS:

2.1. Prior to submitting a written complaint alleging a violation of the Association's rules, residents are encouraged to first speak with the person(s) causing the alleged problem. The Board may refuse to act on a written complaint received if it is found that the complaining party has not previously spoken to the alleged defendant.

2.2. All complaints of alleged violations of these Rules which the complaining party wishes the Board of Directors to address or act on shall be in writing addressed to the Board of Directors and sent to the Association's management company.

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2.3. The Association's management company may initiate a rule violation complaint against a unit owner based on the violation to the Declaration, Bylaws, and/or Rules and Regulations being in plain view or otherwise determinable by observation.

2.4. Police Reports. The Board of Directors will act on a written police report filed against a unit owner or a unit's address at Bradford Woods Condominium Association. It is the responsibility of any resident who notifies the police of a problem at the Association, to also notify the Association's management company of the problem and that the police had been called.

2.5. The Board will provide a copy of any complaint/report received to the defendant Unit Owner(s).

3. ACTION BY THE BOARD OF DIRECTORS UPON RECEIPT OF A WRITTEN COMPLAINT:

3.1. Upon receiving a written complaint of an alleged violation of the Declaration, Bylaws and/or Rules and Regulations, the Board will determine if sufficient information has been presented by the complaining Unit Owner(s) to substantiate whether a violation of the Rules and Regulations has occurred.

3.2. If the Board decides not to accept the written complaint, the Board of Directors will notify the complaining unit owner(s) of its actions.

3.3. If the Board decides to accept the written complaint, the Board will inform the unit owner(s) of the unit concerned, in writing, enclosing a copy of the complaint letter/report received, any material submitted to support the alleged Declaration, Bylaws and/or Rule and Regulation violation(s) and a copy of the governing rule. The Board of Directors' letter to the alleged defendant unit owner(s) will inform said defendant Unit Owner(s) of the following:

3.3.1. The possible sanctions that could be imposed by the Board of Directors.

3.3.2, That the Unit Owner has the right to appear before the Board of Directors to offer rebuttal information as to the alleged complaint.

3.3.3. A date will be offered by the Board of Directors for Owners of the units involved to meet with the Board of Directors.

3.3.4. The Board's letter to the defendant Unit Owner(s) shall provide a minimum of fifteen (15) days from the date of the letter for the defendant Unit Owner(s) to respond to the Board's letter.

3.4. The Board's decision will be communicated in writing to the defendant Unit Owner(s), with a copy to the complaining unit owner(s) within fifteen (15) days of the Board's decision.

4. ACTIONS BY THE BOARD OF DIRECTORS UPON VIOLATIONS OF THE RULES:

4.1. When the Board, following the procedure in Section 4, has determined that a violation of the Declaration, Bylaws and/or Rules and Regulations has occurred, the Board of Directors may impose the following sanctions:

A. 1 Violation A Warning B. 2' Violation A Fine Up to \$50.00. C. 3rd Violation A Fine Up to \$75.00. D. 4th Violation A Fine Up to \$100.00 E. 5th Violation & Subsequent Violations A Fine Up to \$150.00.

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4.2. In addition to the sanctions noted in section 4. 1, the Board may impose maintenance charges against the affected unit owner(s) for necessary repairs to the limited common and/or common areas, and/or towing charges for the removal of an offending motor vehicle. All towing charges shall be at the expense of the vehicle owner.

4.3. The Board may, after imposing a warning or fine against a unit, suspend the warning or fine payment subject to up to a six-month probationary period.

4.4. The Board will determine a date by which action to correct the violation must be taken and inform the defendant Unit Owner(s) of said date.

4.5. The Board reserves the right to impose other sanctions as permitted in the Declaration and/or Bylaws.

5. FORGIVENESS OF VIOLATIONS:

5.1. One Year (365 days) after any violation was found to occur by the Board, it will be forgiven and will not be used in calculating sanctions for more recent violations, if any.

5.2. No violation will be forgiven until the fine has been paid.

6. RELATIONSHIP OF A VIOLATION TO ANOTHER:

6.1. Any and all violations are considered cumulative in that the violation of one rule within 365 days of the violation of the same or any other rule(s) shall constitute a second or subsequent rule violation.

6.2. Violations of a definite duration, such as noise, will not be protected by the fact that the processing of any previous violation(s) is still under review by the Board.

6.3. Violations that may take some time to correct, such as required repairs. to the limited common or common area, will not protect the unit from subsequent violations and enforcement procedures.

6.4. In the event that two or more rule violations occur at approximately the same time, the Board may treat each violation as a separate violation, combine all violations into one violation for the purposes of determining sanctions, or determine that only one or more of all the violations alleged to have occurred at approximately the same time are valid for the purposes of determining sanctions.

SECTION E - GENERAL PROVISIONS:

1. Severability: In the event that any applicable Federal, State or Local law or any provision of the Declaration or Bylaws shall be in conflict with and prevail over these rules, it is the intention of the Board of Directors that these rules be considered severable and that the invalidation of any rule or part thereof contained herein shall not invalidate the remaining rules or parts of rules.

2. Waiver: No provision contained in these rules and regulations shall be deemed to have been waived (except where a right is dependent upon a notice to be given within a specified period), irrespective of the number of violations or breaches that may occur.

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3. Rule Modifications: Right is specifically reserved to the Board to rescind, change, or amend these rules and regulations and to adopt such other rules and regulations as from time to time the Board may deem necessary.

4. Owner Responsibility:

4.1. It is the responsibility of the unit owner(s) to make themselves, members of their family and guests familiar with these rules and regulations and to ensure compliance with these rules and regulations. Unit owner(s) are solely responsible for providing their tenant(s) with a copy of the Association's Declaration, Bylaws, and Rules and Regulations and ensuring their compliance with the provisions of the Declaration; Bylaws and Rules and Regulations of the Bradford Woods Condominium Association,

4.2. All owners and residents shall, at all times, comply with these Rules and Regulations and shall see that these rules are observed by their families, guests, and/or tenants and their tenants families and/or guests.

4.3. Owners shall be responsible for the actions of their family members, guests, tenant(s) and their tenant's family members and guest, and shall be liable for any warnings, fines, penalties or maintenance charges imposed against the unit by the Board on account of any failure of such persons to abide by these Rules and Regulations.

5. Damage to Common or Limited Common Area: Any damage caused by a unit owner, their tenant or guests will be repaired by the Association, after 15 day notice to the unit owner and assessed to the appropriate unit. In addition to repair costs, the action causing damage to the common or limited common area will also be subject to fines applicable in these rules,

These Rules and Regulations were approved by the Bradford Woods Condominium Association Board of Directors on 21 September 2020 and are effective 01 October 2020.