

**CHIMNEY INSPECTION & CLEANING RULE**

WHEREAS the board of directors of Oyster River Condominium Association has determined the need to establish a policy for annual chimney inspection and cleaning: and

WHEREAS Article III, Section 3(g) of the bylaws of the association empower the board of directors to adopt and amend rules and regulations covering the operation and use of the condominium, common areas or any position thereof; and

WHEREAS the New Hampshire Condominium Act HB356 specifies (Sections B:3 & B:10) how to enforce the declaration, bylaws, and rules and regulations; and

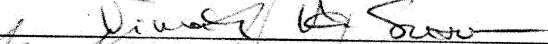
WHEREAS the board of directors imposes the following inspection and cleaning process on all owners with chimneys;

NOW, THEREFORE BE IT RESOLVED THAT the association will enforce chimney inspection and cleaning with the following procedure:

- A. All owners with chimneys connected to wood burning fireplaces, stoves and devices must have them inspected annually, excluding exceptions in Section D below, by a certified inspector no later than October 15.
- B. Should chimney cleaning and repairs be recommended in the inspection, they shall be completed no later than November 15 in the year of inspection.
- C. A copy of the annual inspection report, including a list of repairs (if any), must be forwarded to the ORCA property manager no later than November 15.
- D. Exclusions to this rule will be granted owners who have not used their devices stated in Section A during the previous twelve months, provided the owner submits a signed document to the Property Manager no later than October 15.
- E. Failure to comply with any part of this resolution, may result in the board taking further action, including but not limited to:
  - 1. Contracting directly with a chimney inspector and assessing the owner for services performed.
  - 2. Imposing a fine not to exceed \$25, plus 1.5% accrued interest per month for non-payment and possibly a lien attachment to the condominium.

**APPROVED:**

Date: 3/23/18

President: 

Secretary: 

**COMMON GROUNDS PLANTING RULE**

WHEREAS the board of directors of Oyster River Condominium Association has determined the need to establish consistency in flowers & shrubs in the common areas:  
and

WHEREAS Article III, Section 3(g) of the By-Laws of the association empower the board of directors to adopt and amend rules and regulations covering the operation and use of the condominium, common areas or any position thereof; and

WHEREAS Article VII, Section 1(m) of the By-Laws of the association provides for the use and maintenance of flowers and shrubs;

NOW, THEREFORE BE IT RESOLVED THAT the association will enforce the following *Common Area Plantings Rule*:

- A. Owners may plant adjacent to the front and back of their individual condo units. Any planting other than adjacent to the front and back of individual condo units shall require board approval.
- B. Failure to comply with this policy will result in requiring the unit owner to remove the plantings.

**APPROVED:**

Date: May 2 - 2019

President: [Signature]

Secretary: Zilla Hunter

**FRONT DOOR PAINT SELECTION RULE**

WHEREAS the board of directors of Oyster River Condominium Association has determined the need to establish consistency in maintaining architectural integrity when painting each unit's front door: and

WHEREAS Article V, Section 2(a & b) of the By-Laws of the association empower the board of directors to adopt and amend rules and regulations covering the operation and use of the condominium, common areas or any position thereof;


NOW, THEREFORE BE IT RESOLVED THAT the association will enforce the following *Front Door Paint Selection Policy*:

- A. Earth-tones, green-yellow, yellow-gold and brick-red are the only colors approved when painting the front door of a unit.
- B. Specific paint color codes, which can change from time to time, may be obtained from the property manager or board president.
- C. Failure to comply using the proper colors specified in this resolution, may require the board to take further action, including but not limited to:
  - 1. Requiring the unit owner to repaint the front door to an appropriate color (stated in A & B above) within 30 days of written notice from the board of directors.
  - 2. Imposing a \$25 per month penalty, plus 1.5% per month accrued interest until the front door is repainted to the proper color. Failure to pay may result in a lien against the unit owner's condominium.

**APPROVED:**

Date: 4/25/19

President: 

Secretary: 

**PEST RULE**

WHEREAS there is a need to adopt specific owner guidelines for removing pests (bees, wasps, rodents or other vermin), the board of directors of Oyster River Community Association has determined the need to establish a policy according to its governing documents; and

WHEREAS the board of directors of Oyster River Condominium Association has the authority granted under Article VI, Section 1G (Common Expenses) of its By-Laws, as well as its Declarations; and

WHEREAS, the following rule will apply to all owners and tenants residing on Swaan Drive, Lee, NH and this resolution shall remain in effect until otherwise rescinded, modified or amended by a majority of the board of directors.

THEREFORE BE IT RESOLVED THAT the following procedure will be enforce in accordance with said by-laws and rules and regulations:

- A. Owners (or tenants) requesting removal of **bees, wasps, rodents or other vermin in or near the external limited common area of unit** must notify both the Board President and Manager in writing. The request must be in the written format of either an email or letter.
- B. Upon receipt, the board will request the manager to take proper steps to eliminate the problem, including but not limited to the following:
  - 1) First step, spray or use other recommended deterrents, when reasonable.
  - 2) Should problem persist, hire a professional service to resolve the issue.
  - 3) When scheduling professional spraying, notice be given to abutting neighbors.
- C. This resolution excludes problems arising from the inside of the unit as defined in the Declarations, Section 4 (Description of Property). The inside of the unit, including garage and basement are the owners responsibility.

**APPROVED:**

**Date:** \_\_\_\_\_

**President:** \_\_\_\_\_

**Secretary:** \_\_\_\_\_

## DOG POLICY

WHEREAS the Board of Directors of Oyster River Condominium Association has determined the need to establish a dog policy; and

WHEREAS Article III, Section 3(g) of the By-Laws of the Association empower the Board of Directors to adopt and amend rules and regulations covering the operation and use of the condominium, common areas or any position thereof; and

WHEREAS Section 10(c) of the Oyster River Condominium Declaration permits dog ownership subject to strict compliance of all rules and regulations; and

WHEREAS the board of directors imposes the following process on all owners and renters with dogs;

NOW, THEREFORE BE IT RESOLVED THAT the Association will enforce dog rules with the following procedure:

1. Each unit is permitted one dog as a household pet. This excludes the following breeds: Akita, Alaskan Malamute, Chow, Doberman, German Shepherd, Great Dane, Newfoundland, Pit Bull, Rottweiler, Saint Bernard, and Siberian Husky.
2. The dog must be housed inside of the unit.
3. Allowing the dog to run freely on the landscaped areas of the Association property or tying the dog up outside of the unit is not permitted.
4. When the dog is walked outside of the unit and on Association property, it must be on a leash and walked either on the Oyster River side of the roadway or on the walking trails behind the buildings. The dog must be under the control of its handler at all times, whether that is the owner or another person.
5. Dogs are not allowed inside of the swimming pool fence or in the pool at any time.
6. You are required to always "pooper scoop" after your dog and dispose of properly. Please inform your guests with dogs that it is their responsibility to scoop.
7. Do not leave water, or dog or cat food outside which will attract raccoons, foxes, squirrels, etc.
8. Any owner notified of a violation to this policy must correct it immediately and take appropriate action so that it does not reoccur.
9. Failure to abide by any of these rules may result in corrective action being taken by the Board, up to and including fines of \$50 per occurrence. Repeated violations may result in eviction of the dog and/or pursuing legal action.

**APPROVED:**

**Date:** 12/5/18

**President:** \_\_\_\_\_

**Secretary:** \_\_\_\_\_