

**RULES AND REGULATIONS OF
INTERVALE CONDOMINIUM
OWNERS' ASSOCIATION, INC.**

In order that all members are treated fairly and equally and in order to keep Intervale a beautiful and desirable place in which to live, the Board of the COA have promulgated the following Rules and Regulations.

These Rules are currently in effect, having been adopted at the time of filing of the Declaration and By-Laws.

THESE RULES MAY BE MODIFIED OR TERMINATED AT ANY TIME AND OTHER RULES AND REGULATIONS MAY BE ESTABLISHED IF DESIRABLE OR APPROPRIATE AS DETERMINED BY A PROPER VOTE OF THE BOARD OF DIRECTORS OF THE INTERVALE CONDOMINIUM OWNERS' ASSOCIATION, INC.

1. No part of the Property shall be used for other than housing and the common recreational purposes for which the Property was designed.
2. No trees shall be cut except where necessary in the course of construction of the Project and where necessary for maintenance or safety reasons.
3. No alterations shall be made to Units that would create additional bedrooms, bathrooms or kitchens nor shall anything be altered or constructed in or removed from Common Elements except upon the written consent of the Board of Directors.

4. The Common Elements shall not be obstructed nor shall anything be stored in Common Elements without prior consent of the Board except as hereinafter provided. Each Unit Owner shall be obligated to maintain and keep in good order and repair his or her own Unit in accordance with the provisions of the By-Laws.
5. The exterior of the Units and all other appurtenant areas shall not be painted, decorated or modified by any Owner in any manner without prior written consent of the COA by its Board. This consent may be withheld on purely aesthetic grounds within the sole discretion of the Board.

All draperies, curtains, shades or other window or door coverings installed within a Unit which are visible from the exterior of the Unit or Common Elements shall have a white or off-white (i.e. beige tone) backing, unless otherwise approved in writing by the Board prior to installation.

6. Unit Owners shall not allow anything to be hung or displayed on the outside of windows or exterior walls and no awning, canopy, shutter or radio or television antenna shall be placed upon exterior portions of Units and Common Elements or exposed at any window without prior written consent of the Board.
7. No animals (or reptiles) of any kind shall be raised, bred or kept in any Unit or in Common Elements, except that dogs, cats or other household pets may be kept in Units, subject to rules and regulations adopted by the Board as may be necessary or desirable to regulate pets from time to time.

- a. All dogs must be under the supervision and accompanied by their owners at all times when outside.
- b. Renters of Units may not have pets and rental agreements should reflect this provision.
8. Bicycles, scooters, baby carriages and similar vehicles or toys or other personal articles shall not be allowed to stand in Common Areas or on any exterior portion of a Unit without prior written consent of the Board.
9. Owners shall not disturb, annoy or otherwise allow anything to be done which will interfere with the rights, comfort, convenience and privacy of other Owners or occupants.
10. Each Owner shall keep his/her Unit in a good state of preservation, repair and cleanliness.
11. Each Owner who plans to be absent from his/her Unit when freezing temperatures are likely must prepare their Unit before departing to avoid freezing water pipes or other fixtures.
12. All garbage and refuse from a Unit shall be placed in garbage containers intended for such purpose only at such times and in such manner as directed by the Board.
13. Nothing shall be done in any Unit or in Common Elements which may impair the structural integrity of any building or which could structurally change any building.
14. No clothes, sheets, blankets, laundry or other articles shall be hung from a Unit or hung in Common Elements. No clothesline or similar device shall be allowed on any portion of Common Elements or Limited Common Elements if visible from the Common Area.

Common Areas shall be kept free of rubbish, debris and other unsightly materials.

15. No Owner shall request or cause any employee or agent of the COA to do any private business of the Owner except as approved in writing by the Board.
16. Agents and employees of the COA and any contractor or worker authorized by the COA may enter any Unit at any reasonable hour of the day for purposes permitted under the Declaration. Entry will be prearranged with the Owner except under circumstances deemed an emergency by the COA in which case access is permitted regardless of the hour.
17. No vehicle or other possessions belonging to an Owner or to a family member, guest, tenant or employee of an Owner shall be positioned in such a way as to:
 - a. impede the Intervale ski bus
 - b. impede or interfere with snow removal
 - c. violate a no parking sign
 - d. block walkways or paths
 - e. impede or prevent ready access to another Owner's parking spaceOwners, their agents, visitors, licensees and family shall obey parking regulations that may be either posted or contained in these rules.
18. No Owner shall be allowed to put a mail receptacle, name or address on any portion of a Unit except in such place and in such manner approved by the Board, which approval shall be based on aesthetic grounds within the sole discretion of the Board. A central mailbox will be established for Owners at the Bondville Post Office.

19. Any damage to the Property caused by an Owner, family member, agent, guest or invitee shall be repaired or replaced at the expense of the Owner.
20. Each Owner shall be responsible for the actions of his family members, agents, licensees, invitees and guests.
21. Complaints regarding management of the Property or actions of other Owners shall be made in writing to the Board or Manager.
22. No trailer, boat, van, camper or commercial vehicle shall be permitted on any portion of the Common Elements except for trucks delivering goods or furnishing services. The Board or manager shall have the right to authorize towing away of any vehicle violating this rule with the costs to be borne by the Owner or violator.
23. An Owner shall not install any shutters, awnings, hardware or enclose any terrace, patio or garage or the like without the prior written approval of the Board as to design and color. Any such proposed action shall not be undertaken unless the Board has determined that such conforms substantially to the architectural design of the Project.
24. No Unit may be owned by more than three owners. For the purposes of this subparagraph a married couple constitutes a single Owner. A Unit may be owned by a corporation or partnership only if the principal business activity of the corporation or partnership is a business or professional activity.
25. Nothing shall be done or kept in any Unit or in Common Elements which will increase the rate of insurance on Common Areas without the manager's prior consent. No Unit Owner shall

permit anything to be done or kept in his Unit or in the Common Elements which will result in cancellation of insurance on any Unit or any part of the Common Elements or which will be in violation of any law. No waste shall be committed in the Common Elements.

26. These rules may be modified, added to or repealed at any time by the Board

SECURITY/UNIT CHECKS

During the months of April through November, the units are checked twice weekly on Monday and Friday. December through March they are checked three times weekly (more if extremely cold weather persists). To assist the staff in ensuring the safety of your Unit, please observe the following:

1. Shut & lock all doors & windows when unit is unoccupied.
2. Make sure all appropriate appliances are turned off, including the ice maker and washing machine, when you leave for an extended period of time.
3. All items on the back deck should be either removed or safely tucked under the eaves in winter to prevent damage from ice or snow.
4. Check the rating of all light fixtures and *do not* exceed the maximum wattage allowed. This is particularly important in fixtures covered by wood grates, surrounded by wood or controlled by a dimmer switch.
5. During the winter season when temperatures are consistently cold:
 - a. leave cabinet doors under sinks & the interior airlock door open
 - b. do not turn thermostats below 60; even though units are checked frequently, it can help to prevent pipes from freezing if a problem occurs with the furnace.
 - c. if you insist on leaving the thermostat lower and/or shutting your hot water off (any season) please leave a note for the staff.

PARKING

The Intervale community is designed for two cars per unit; one in the carport and one either directly behind the carport space or in the adjacent parking area. This is especially important during the winter months, on weekends and during holiday weeks. For the safety and convenience of all, it is imperative you adhere to this limit. Additional parking is available by the office and other areas as indicated on the map at the end of this section.

We also encourage you to cooperate with other Unit owners in your cluster to ease the parking crunch.

The carports are not intended for use as storage for anything other than vehicles. Please contact the office if you need storage and you will be assisted in finding an appropriate place.

SNOW REMOVAL

Snow removal can be a monumental task at times and your patience and cooperation is greatly appreciated. Please remember *that not everyone can be first!*

TRASH/RECYCLING

Trash pickup is twice weekly, Monday & Friday. Trash must be in plastic bags or it will not be picked up.

The Town of Winhall has a voluntary recycling program and we encourage all Unit owners, guests and renters to participate. Instructions are located at the back of this booklet.

DOGS

All dogs must be under the supervision *and accompanied* by their owner at all times when outside. Do not let them wander around the grounds or tie them up outside. **PICK UP AFTER THEM**

Renters are prohibited from having dogs - rental leases should reflect this policy.

FIRE EXTINGUISHERS - FURNACES FIREPLACES

It is the policy of the Association to take steps to minimize the risk of fire. We arrange to have the chimney flues inspected, and cleaned if necessary, every year and the fire extinguishers checked every year. These items are billed through the Association. Unit owners are encouraged to make arrangements with fuel companies to have furnaces cleaned every year. A thin layer of black soot on all interior surfaces indicates that you're overdue to have your furnace cleaned. It is also recommended to have the fuel company "antifreeze" the heating system.

Units have hardwired smoke detectors on each level, some of which have battery backup in case of power outage. The 9v battery should be replaced if a persistent beeping sound occurs.

PLEASE REFER TO THE BROCHURE INCLUDED IN THIS BOOKLET FOR TIPS ON MAKING A FIRE AND USE OF THE FIREPLACE.

THE PROPER HANDLING OF FIREPLACE ASHES IS CRITICAL - USE THE ASH DUMPS LOCATED IN MOST FIREPLACES, OR IF IT IS NECESSARY TO REMOVE THEM, PLACE IN A METAL CONTAINER ONLY WHEN THE ASHES ARE COMPLETELY COLD. IF IN DOUBT, LEAVE THEM AND CALL THE OFFICE. DO NOT PUT FIREPLACE ASHES IN PLASTIC OR PAPER BAGS OR PLACE THEM

IN THE GARBAGE CAN OR GARBAGE CLOSET.

ALSO, DO NOT PUT PARTIALLY BURNT WOOD BACK ON THE WOOD PILE OR DISPOSE OF IT ON THE GROUND – EVEN IF YOU THINK IT CAN'T POSSIBLY STILL BE HOT.

Due to the design and/or construction of the fireplace dampers, it is recommended that glass doors be installed. The damper can then be left open (without the threat of heat loss up the chimney) and a dying fire can safely be left unattended.

Please notify the staff immediately if you detect excessive heat on the mantle and/or the area under the mantle.

RECYCLING: WHAT'S OK & WHAT'S NOT!

YES! Recycle These Items!

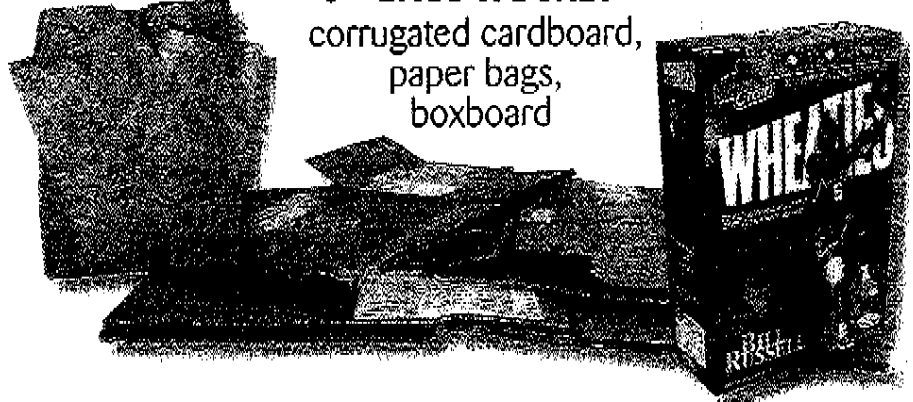
✓ PAPER

printing & writing paper, phone books, magazines, catalogs, newspapers & paperback books



✓ BAGS & BOXES

corrugated cardboard, paper bags, boxboard



✓ PLASTIC FOOD & BEVERAGE CONTAINERS

bottles, jugs, dairy tubs & lids, fruit & vegetable containers, deli & take-out containers, egg cartons



✓ GLASS

bottles and jars with necks

✓ ALUMINUM & TIN

empty aerosol bottles & cans



NO, Not These!

✗ NO WAXED CARDBOARD



✗ NO LARGE MOLDED PLASTIC ITEMS

✗ NO PLASTIC BAGS

✗ NO STYROFOAM
NO NAPKINS
NO PAPER PLATES
NO PAPER CUPS

