

September 2, 2015

Walden Woods Residents,

In June you were sent either a paper copy or an electronic copy of the Rules as adopted by the Conservancy Board on May 27, 2015. After the required period of Notice and Comment, the board made nine modifications to the Rules. Those changes are shown below. If you received a paper copy, please put these changes with your original. If you received an electronic copy via waldenwoodsctlegalnotices@gmail.com, you will be receiving a revised version as well as this summary of changes.

Any questions may be sent to the Documents Committee at waldenwoodsct@gmail.com

Rules of Walden Woods

Amended and Restated May 27, 2015

Revision Number One Dated July 29, 2015 Changes 1-9.

SUMMARY OF CHANGES

Change 1: Subsection 12.5.a – *Those delinquent in fees are suspended from use of all facilities.* This subsection is **deleted** as it is not permitted by law.

Change 2: Section 17 - Community Garden: *Changes are shown in red or italic text.* Changes provide for prior year's gardeners to have priority in retaining a plot for next year. Other changes for management of the garden are added.

Change 3: Subsection 7.6 – Individual Submission and Approval of AAI: The language is clarified by the changes shown in the *red or italic text.*

Change 4: Subsection 8.6 – Dogs and Cats. (Waste). The language is clarified by the changes shown in the *red or italic text.*

Change 5: Section 25: Rules Specific to All Village Council Units: Sub section 25.1 pertaining to sealing of older driveways has been changed as shown in *red or italic text.* Subsections 25.12, 13, 14, 15 have been added as shown in *red or italic text.*

Change 6: Subsection 3.5 – Rentals as a Residence: The language (see *red or italic text*) has been changed to be in agreement with the motion passed and rule adopted by the Conservancy Board in January of 2014.

Change 7: Subsection 31.2 – Schedule of Fines. Subsection (f): The *red or italic text* indicates the change to be in agreement with Change 6 above.

Change 8: Subsection 10.6 – No Parking Areas. Statement added that *parking is expressly prohibited on the grass Common Elements.*

Changed 9: Subsection 4.12 – Trash Container Pick Up Earliest time for containers to be put out changed to *3:00 PM* and latest time for container to be brought in changed to *8:00 PM*.

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CHANGES

Change 1: **Subsection 12.5.a** – *Those delinquent in fees are suspended from use of all facilities. This subsection is **deleted** as it is not permitted by law.*

Change 2: **Subsection 17.1 – Garden.** The community garden is organized by a committee *headed by a Garden Committee Chairperson.* The garden is available to residents annually. A fee is charged. The committee shall establish a sign up deadline each spring and provide notice to the community through the Communications Committee no less than thirty (30) days prior to the deadline. *First preference will be given to those gardeners who had a plot the previous year. The preference will be for one plot and it shall be for the same plot held by that gardener the prior year. After the first preference for the prior year's gardeners, if the number of residents that request a plot is **greater** than the remaining number available, availability for that remaining number is determined by a lottery. After the first preference for the prior year's gardeners, if the number of residents that request a plot is **less** than the number available, preference for a second plot shall go to the gardeners who had a second plot the prior year.* The operation of the community garden is to be self-sustaining. Costs are to be covered by the user fees. Structural (fence, water supply) maintenance or replacement costs may be considered by the Conservancy. The community garden is a Common Element. Smoking is prohibited in the Community Garden. *The Garden Committee Chairperson shall have the authority to revoke the use of a plot or plots that are not being maintained. In such cases there shall be no refund of the fee. Said gardener shall have the right of appeal to the Conservancy Board.*

Change 3: **Subsection 7.6 – Individual Submission and Approval.** Each AAI is considered on its own merit. *Approval of an AAI or the start or completion of an addition, alteration, or improvement by one unit owner does not negate the requirement for another unit owner to submit an AAI application for same or similar modification.*

Change 4: **Subsection 8.6 – Dogs and Cats. (Waste).** No dog will be curbed (allowed to urinate or defecate) in any Common Element, except in the street or in the area between the street and the sidewalk. *This rule is meant to apply to those walking their dogs. Dog owners may curb their dog in the common element immediately adjacent to their unit. In both cases above waste must be picked up immediately and disposed of properly in the dog owner's trash container.* All such areas described above shall not be within 25 feet of any mail boxes or bus stops. When walking a dog anywhere in Walden Woods, the person in charge of the dog must use and have in his or her possession a pooper scooper, plastic bag or other clean-up aids. Pet droppings on all Common Elements including, but not limited to roadways, paved areas, sidewalks, hiking trails and areas in close proximity to any pond must be removed immediately by the pet owner or person in charge of the pet. Cat litter boxes are not to be kept on decks or outside any unit. Any pet owner must promptly restore or repair any damage caused

by his or her pet to a Common Element or Limited Common Element. Animals may not be housed outside the residential buildings in Walden Woods. Animals may not be tied or tethered outside the residential buildings in Walden Woods.

Change 5: Section 25: Rules Specific to All Village Council Units

Subsection 25.1 - Uniformity of driveways. Driveways in the Village Council are not to be sealed or coated by unit owners. *This rule applies to all driveways that have been repaved. Unit Owners with drives that have not been repaved may enter an AAI for approval to seal at their expense. If it is sealed, it must be maintained and kept in good appearance.*

Subsection 25.12 -Spring and Fall No Prune List: *Village Unit Owners who wish to trim the shrubs surrounding their units by themselves may do so. Unit Owners must notify the property management company by May 15th each year if they wish to be on the spring "No Prune" list. Unit Owners must notify the property management company by August 15th each year if they wish to be on the fall "No Prune" list. Note: if the unit's shrubs have not been trimmed by the time the landscape contractor trims, the shrubs will be trimmed by the landscape company. Should it be necessary for the landscape contractor to return to the property to trim those shrubs, the cost will be charged to the unit owner.*

Subsection 25.13 -Plantings by Unit Owners: *After obtaining AAI approval a unit owner may replace a planting or shrub in an existing bed at their expense. The Village Council will pay for mulching, trimming, and other care from that time forwards. The planting or shrub must be described on the AAI and must be of a type consistent with others in the area. It must be of a type and size so that no unusual cost is incurred by the Village Council for its care. As with all planting season and shrubs, should it need to be removed at some time, the Village Council is under no obligation to replace.*

Subsection 25.14 -Adding or expanding planting or shrub beds: *AAI approval must be obtained for expanding or adding planting or shrub beds. If approval is granted, the cost of maintaining the bed and the plantings to the same standard as common element beds is the responsibility of the unit owner. Should the bed, plantings, or shrubs in the expanded or additional bed not be maintained, the cost to do so will be charged to the unit owner. This obligation conveys to any and all new owners of that unit.*

Subsection 25.15 -Fence Washing: *if the common element and/or limited common element fences are washed by a contractor as approved by the Village Council board, all fences will be washed. No chemicals will be used. Fences will be washed on all sides. Due care will be taken not to damage any plantings or articles within the limited common element, but the Village Council is not responsible should any such damage occur. General notice will be given to all Unit Owners prior to fence washing.*

Change 6: Subsection 3.5 – Rentals as a Residence. All rentals of units for use a single family residence are restricted as provided in Section 10.5 of the Declaration. All rentals require a bona fide, legal and binding lease. All rentals require advance notice to and permission from the Conservancy. The Conservancy Board may impose a one-time per occurrence fee of \$250.00 for failure to comply. Unit owners are required to file copies of written leases with the Property Management Company. The Conservancy Board *may impose a fee of \$50.00 per week* for failure to comply. There are limits on the number of Units that may be rented in Walden Woods and limits on the number of Units that may be rented in each Council.

Change 7: Subsection 31.2 (f) Failure to supply copy of lease to property management:
\$50 per *week*

Change 8: Subsection 10.6: No Parking Areas. Vehicles may not be parked in such a manner as to block access to garages, fire hydrants, sidewalks running perpendicular to drives, pedestrian crossing areas, and designated fire lanes or clear two lane passage by vehicles on roads and drives designated for two-way traffic. Overnight parking, between the hours of 12am and 6am, is prohibited on all private roads. All visitors are advised to use designated parking areas. No parking is permitted on private roads at any time during snow storms. All roads in Walden Woods are private roads except Walden Meadow Road, Pierce Boulevard, Hawthorne Lane, Thoreau Circle, Mercer Lane and Lockview Drive. Violators will be towed after reasonable efforts to contact the Person or host to whom the vehicle is registered. In addition, the Person or host to whom the vehicle is registered, following Notice and Hearing, may be levied a \$25 per day fine for the period that the vehicle violated these Rules, unless at such hearing good and valid reasons are given for such violation. Costs of towing may be collected as a Common Expense. The Conservancy may, by resolution, limit parking for visitors to designated areas and for limited durations. *Parking is expressly prohibited on the grass Common Elements.*

Change 9: Subsection 4.12 – Trash Container Pick Up. Trash and recycle containers will not be left at the curb before *3:00* PM the night before scheduled pickup and must be removed before *8:00* PM the day of the pick-up. Unit owners and residents must comply with the regulations of the Town of Windsor and the instructions of the trash contractor.