

## SUMMARY OF RULES AND REGULATIONS

The following is a summary of some of the more pertinent West Cove A's Rules and Regulations. This summary is presented as a resource guide for owners, guests and tenants and is not a comprehensive list of all the West Cove A Rules and Regulations. The complete West Cove A Rules and Regulations and By Laws are available on the Belle Terre website under West Cove A Owners ([www.belleterreus.com](http://www.belleterreus.com)) and the Sullivan County Registry of Deeds. Bottom line is the desire that everyone exercise respect and consideration for their neighbors while preserving the environment, aesthetics and safety of our Community.

**As a reminder, any requests for modifications and alterations should be directed to the Board of Directors via Belle Terre Property Management (603-863-1405 or [belleterreus@comcast.net](mailto:belleterreus@comcast.net)).**

### **Building Exteriors/Interiors**

- Alterations and modifications require Board approval.
- Advertisements and posters are prohibited
- Guidelines on wire installation visible on exterior walls are available in the actual WCA Rules and Regulations.
- Restriction on hanging laundry, clothing, etc. from exterior of units.

### **Common Area**

- Keep parking areas and walkways free of obstructions
- No commercial vehicles parked for more than 24 hours without authorization
- No parking and storage of trailers, campers, RVs, etc.
- Common property is not to be used for vehicle repair.
- No unregistered and uninsured vehicles on common areas.
- No guns, air rifles, bows, firearms, etc. discharged.
- No open fire pits, chimneys or other means of open fires.
- Storage:
  - No trash or garbage is permitted in public view
  - Watercraft storage limited to two per unit and preferably under deck, if possible.
  - Miscellaneous items to be stored inside unless in an approved outdoor container (see Rules and Regulations for details).
  - Maximum of two bicycles for outdoor storage preferably under deck, if possible.
  - OK to store deck furniture on decks in off season. Store table umbrellas inside during off season.
  - Firewood to be stacked three feet from structure and walkways.
  - Covering tarps must be brown. Torn and damaged tarps should be replaced.
  - Restrictions on ornamental figurines on common property.

### **Pets**

- If you have a pet in residence [overnight or longer] please complete the Pet Authorization Form obtained from Belle Terre.
- Pets must be licensed, compliant with health requirements and the owner must maintain liability insurance.
- Keep pets leashed and under control.

- Pets for commercial purposes are not allowed.
- Pick up after your pets.

### **Antennas and Satellite Dishes**

- OK to install satellite dishes and antennas with specific guidelines to be followed and Board review and written approval required regarding placement, configuration and wiring (please contact Belle Terre for specifics).

### **Leasing Units**

- There are a variety of requirements and procedures related to leasing units. Please refer to the Rules and Regulations for specifics.

### **Enforcement Costs/Complaints and Appeal Procedures and Fines**

- Please refer to the Rules and Regulations for specifics regarding procedures and fines structure.

While the Board of West Cove A takes responsibility for enforcing the West Cove A Rules and Regulations in the best interests of our community Owners will periodically be made aware of State laws that are relevant to our Condominium Association but are under the authority of State and Local Officials. Presently there is a 2009 State Fire Code (NFPA 1 Section 10.11.6) which prohibits the use of gas and charcoal grills on balconies of multi-family dwellings of three or more units and within ten feet of these structures. While there is significant debate regarding applicability to our type of structures, the Grantham Fire Marshall has interpreted that this Fire Code applies to Eastman condominiums. In this regard, Owners and Tenants of multi-family units of three or more may grill on common property ten feet away from buildings (including decks). Please adhere to the following safety standards:

- Place grills (especially charcoal) on a fire retardant surface. Charcoal coal/ash must be properly disposed of in a metal container and disposed of off-site once properly cooled. Dumping on Limited/Common Area is not allowed;
- Do not block walkways and be clear of overhead branches.
- Check hoses of gas grill for cracks and deterioration.
- Check gas connections for evidence of leakage (use soap and water for bubble check or indicators designed to check for gas leakage).
- Always have an adult attendant at a lit grill.
- Keep a fire extinguisher handy.
- Owners and tenants are responsible for removing grills from common property after use and may store them under decks or next to their units if under deck storage is not possible.

Additionally Owners and Tenants must follow Eastman Community Association requirements regarding ECA automobile stickers and hanging tags for overnight guests. Belle Terre and/or your rental agent also have “visitor” tags available.