CHESHIRE MEADOWS CONDOMINIUM OWNERS ASSOCIATION

RULES AND REGULATIONS

Cheshire Meadows is a small residential community in an Historic part of Kennebunk. We all desire to be proud of the place in which we live.

These Rules and Regulations are provided for the Unit Owners in order to assure the peaceful and orderly use and enjoyment of the Condominiums and Common Areas, as well as to protect and enhance the value of all the property.

By living together and pooling our resources, we gain many advantages. However, we do lose a little of our privacy and we need to be very empathetic and considerate of our neighbors.

All residents, guests and renters are expected to abide by these Rules and Regulations, which is meant to supplement Section 8 of our By-Laws of the Cheshire Meadows Condominium Owners Association. All owners received a copy of the By-Laws at the time of the purchase of their Unit.

1. ADDITIONS TO EXTERIOR BUILDINGS AND APPEARANCES

   A. Changes affecting the appearance of the exterior of any condominium or garage such as awnings, signs, air-conditioning equipment, deck enclosures, etc. shall be made only with the consent of the Directors of the Association.

   B. Air-conditioning window units are not to be installed until May 1 and must be removed by October 31 of any given year.

   C. Decks, which are an extension of a Unit, shall be maintained in such fashion as to meet safety and aesthetic standards established by the Association.

   D. Common Areas shall be kept free and clear of all rubbish, debris and unsightly materials. Toys, bikes, skate-boards, furniture, clothes, and other equipment must not be left outside. No clotheslines are permitted on Decks or Common Areas. No articles may be hung out of a Unit, which includes the Deck or exposed to a Common Area.

   E. Window treatment, drapes, shades, mini-blinds, visible from the outside must be white or a neutral color.

F. "For Sale" or "For Rent" signs or other window displays or advertising shall not be maintained or permitted in any visible part of the Condominium. This also applies to the Common Areas, except as has been already voted by the Association. One Realtor sign is allowed at the entrance, and our "Units For Sale" sign may be attached to the "Cheshire Meadows" sign at the entrance, as well.

2. NOISE AND ACTIVITIES

Unit Owners, Guests and Renters, as well as children, will be expected to reduce noise level after 10:00 p.m., so that neighbors are not disturbed and AT NO TIME are radios, stereos, televisions, voices, etc. to be so loud as to become a nuisance. When using Decks, no activities and noise are permitted that will interfere with the rights, comfort or convenience of other Unit Owners. Only one small play area is provided in this community for children, therefore, the activities of children is extremely limited.

3. PROPER MAINTENANCE OF UNIT AND INSURANCE COVERAGE

Each unit Owner shall keep his Unit and Garage in a good state of preservation and cleanliness. The toilets, sinks and other plumbing fixtures and apparatus shall not be used for any purpose other than for which they were constructed and no sweepings, rubbish, rags, paper or other substances shall be thrown therein. Any damage to plumbing or electrical systems by the Owner by misuse of those systems will be charged to the Unit Owner by the Association. Unit Owners are responsible for Insurance coverage of contents, public liability and improvements. Cheshire Meadows Association insures your buildings.

4. COMMON AREAS

There shall be no use of Common Areas which injures or scars such areas, or the plantings thereon or increases the maintenance or insurance. Improvements, maintenance and landscaping shall be done by the Association, or in such cases where permission of the Association has been obtained. No Owner, Renter or Guest and their children may use or maintain Common Areas for any purpose which would constitute a nuisance or be offensive to other Owners.

5. HOUSEHOLD PETS

A dog or cat which does not exceed ten ~~(10)~~ 25 pounds in weight will be allowed for each Unit only as long as it does not become a nuisance to other Owners. If any pet creates noise such as barking dogs and "howling" cats, etc. or in any way effect a disturbance or unpleasantness, the Board will be forced to rule that the pet must be removed. No pet shall be allowed to relieve itself on walks or paved streets. Each Owner shall hold the Board harmless against loss or liability for any action of his pet within Cheshire Meadows. Please observe the Kennebunk Leash Law. Owners are expected to be responsible for droppings when walking their dog.

6. TRASH REMOVAL

Trash should be placed in the dumpster provided, preferable in tied bags to prevent odor. The entrance to dumpster is ON THE SIDE, the front gate is for commercial use only. Cartons must not be put in bin. Furniture and bedding, such as mattresses, must be taken to the dump. We have trash pickup twice a week during the summer months and once a week in the winter. Please be certain that the cover of the bin is closed to prevent animals and birds making a mess, as well as to give that area a neat appearance. For recycling, see other form.

7. AUTOMOBILE USE AND PARKING

Owners and Renters shall be responsible to see that neither they nor their Guests interfere with the rights of other Owners in the appropriate use of parking spaces. Please do not park on lawns. It is absolutely necessary to move cars parked outside during the winter months, in the early morning, so as not to hinder snow removal. Unless otherwise posted, the Speed Limit in this community shall be TEN MILES PER HOUR (10 MPH). Parking areas shall be used only for the purpose of parking motor vehicles, excluding specifically, trucks over 5,000 lbs., commercial vehicles, boats, snowmobiles, campers, trailers, motorcycles and motor and mini bikes or similar terrain vehicles or unmuffled or inadequately muffled vehicles. No unregistered motor vehicle or one that is inoperable due to collision damage, shall be kept or stored at Cheshire Meadows. This is essential due to space limitation. Repair of vehicles or oil changes are allowed only inside the garage, except in an emergency and with permission of the Board of Directors.

8. LEASE AND RESALE

Should an Owner decide to Rent, Lease or Re-sell their Unit, there are certain releases, information and regulations to be obtained from the Association. Please make this contact with the Directors before taking action. Leases must be for 1 YR minimum. Cannot sublease. Tenants may not have pets.

9. COMPLAINTS

Complaints of violations of these Rules and Regulations should be made to the Directors in writing and deposited in the mailbox provided on Garage #1. If the Directors feel that the complaint is justified, they will take whatever action they deem necessary. The complainant will be notified in writing as to what action has been taken.

10. AMENDMENTS AND ENFORCEMENT

These Rules and Regulations may be revised in any way, at any time, by the Directors, as conditions warrant, provided that a written communication is sent to the Unit Owners advising of the change.

The Directors shall have the authority and duty to enforce these Rules and Regulations and may impose a monetary fine for any infraction of same.

The association has an appointed Maine Notary Public and anyone is welcome to use this service, free of charge, by asking.

YOUR ASSOCIATION DIRECTORS WILL GREATLY APPRECIATE FULL COOPERATION.

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Rules and Regs are in the process of being updated.

Assoc. does spray for ticks + mosquitos

All roofs are being replaced in 2027 with NO special assessments

Most owners are primary residents in the unit. Only 2 are currently rented