

FOX HAVEN CONDOMINIUM OWNER RULES SEPTEMBER 2024

Monthly condo fee is payable on the 1st. Drop off check in "Condo Mailbox" located in second driveway on mailbox stand between buildings 881 and 875. Automated payment of your monthly condo fee is available; contact FoxHaven treasurer for information.

FINE FOR LATE PAYMENTS :

\$20 after the 5th, \$30 after the 10th, \$40 after the 15th of the month. \$50 after the end of month, plus monthly interest charged on unpaid balance at maximum allowable rate thereafter (currently 12%APR).

Outside Parking: Please save the visitor parking areas for visitors. Unit occupants are permitted to park a car on the garage apron in front of their unit. No other types of vehicles or equipment allowed. See section 8 of Condo Docs.

Trash & Garbage: Trash, garbage and recyclables must be stored in bins specified by the City of Hartford inside your condo unit garage. On pickup day, bins need to be put out so the 'arm' on the truck can reach the bins, and must be placed at least 3 feet away from each other. Residents of driveways #1 and #3 must place bins on west side of driveway since trucks cannot turn around.

Roof & Building Structure: No owner or occupant shall place upon the roof of any building any antenna. No accessory structure shall be constructed or placed on the condominium property.

Rummage and Estate Sales by unit owners, their family or friends are not allowed.

Clothes Dryer Vents: Clean your dryer lint vent regularly so it does not become a fire hazard.

Furnace: Your condensation drain tube should be maintained or replaced during inspection by your heating/cooling service provider to prevent bee and other insect hives from forming in the tube.

Outside Lights are controlled by a single electric eye for the entire building. Residents should not attempt indoor switch modification or you will be liable for any electrical repair.

Grilling: Any grill must be at least 10 feet from any portion of the building. No grilling on or under balconies. This is a Hartford City code. Please store cooled grills in your garage.

Types of Pets: Association Rules allow for only 1 small dog (10 lbs.) or 2 neutered cats. Pets must be leashed when outside on condo property. City of Hartford code states that you can be fined for letting your dog bark.

Outdoor Plants: Please do not plant flowers, shrubs or any other plants in rock beds surrounding buildings. Decorative plants in pots or on hangers are a good option.

Fireworks prohibited on the advice of our insurer. Not allowed at any time.

Decorations: No puncture or permanent disfigurements are allowed on any exterior sidings of our buildings. Remove holiday decorations in a timely manner. Christmas decorations should be down by end of January.

Cold Weather Snow Removal: Please keep all common areas (sidewalks, driveways, parking area in front of garage for end units) clear for snow removal equipment. Remove front door mats for winter (they get caught in snow removal equipment). You are responsible for salting and clearing any snow the plows cannot clean up if your car is in the way. No parking rule in visitor areas in effect during snow emergencies since our snow removal service company needs to push snow thru these areas to clear our driveways.

Cold weather general reminders:

On very cold days, keeping your utility room door open will prevent problems with frozen water pipes. When outside temperatures are 40 degrees or less, garage doors are to be open only when entering or exiting to prevent unnecessary heat loss to the surrounding units. ***Garage space heaters and other heater types are not allowed.***

Cold weather: Outside Water-Unit owners (unit 1 or 3 depending on building): Remember to turn off the water and drain the water pipes to the outside of your building before the freezing weather is here.

Replacement Doors/Windows (at owners expense)

Garage Door – Contact Lifetime Door Co. – Color is 'Sandstone'

Front Door and casing – Contact Zuern Building Products, Allenton Color is 'Hunter/Forest Green' cost approx \$875 + labor

Storm/Screen Door – Contact Zuern- Larson Style-Classic View #248TL Color is 'Hunter/Forest Green'

Window Glass – Total Glass Hartford or vendor of your choice.

Larson storm door replacement handles- contact Larson 888-483-3768 to order Complete Door Handle Kit \$89

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