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**BOARD OF DIRECTORS APPROVED
RULES AND REGULATIONS
OF
CLARKE FARM CONDOMINIUMS
Amended as of November 18, 2019**

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GENERAL

1. CLARKE FARM CONDOMINIUMS ASSOCIATION (“Association”), acting through its Board of Directors, has adopted the following Rules and Regulations (“Regulations”). These Regulations may be amended from time to time by resolution of the Board of Directors.
2. Wherever in these Regulations reference is made to “Unit Owners, such term shall apply to the owner of any Unit, to his family, whether or not in residence, servants, employees, agents, visitors and to any guests, invitees or licensees of such Unit Owner, his family or tenant of such Unit Owner.

Wherever in these Regulations reference is made to the Association, such reference shall include the Association and the Managing Agent when the Managing Agent is acting on behalf of the Association.

3. The Unit Owners shall comply with all the Regulations hereinafter set forth.

In the event a Unit Owner or occupant fails to observe and perform all of the provisions of the Declaration, By-laws, applicable Rules and Regulations, or any other agreement, document or instrument affecting the Condominium Property in the manner required, the Association shall have the right to levy a fine against the Unit Owner. No fine shall be levied prior to at least fourteen (14) days written notice to the Unit Owner or tenant, signed by an officer of the Association, which notice shall include: (i) a statement of the date, time and place of the hearing, (ii) a statement of the provisions of the Declaration, By-Laws or Rules and Regulations which allegedly have been violated, and (iii) a short and plain statement of the matters asserted by the Association. The Board of Directors shall conduct the hearing. The Unit Owner or tenant shall have the right to attend the hearing and shall have the opportunity to respond, present evidence and to provide written and oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge and respond to any material considered by the Association. At the hearing the Board of Directors shall determine whether a fine is appropriate, and, if so, shall give the Unit Owner or tenant written notice of its decision. The amount of any fine imposed shall not exceed any maximum amount permitted by the Condominium Act, as such Act may be amended from time to time, and shall be due and payable within ten (10) days after written notice of the imposition of the fine. If any fine is levied against a Unit Owner and is not paid within ten (10) days after same is due, the Association shall have the right to place a lien on the Unit Owner’s property for the amount of the unpaid fine and any legal and/or attorney fees incurred and exercise all other rights provided by the Condominium Act.

4. The Association reserves the right to alter, amend, modify, real or revoke these Regulations, and/or any consent or approval given hereunder, at any time by resolution of the Association or the Board of Directors.

RESTRICTIONS ON USE

5. No part of the Condominium shall be used for any purpose except housing and the common purposes for which the Condominium was designed. Each Unit shall be used as a residence for a single family, its servants and guests.
6. There shall be no obstruction of the Common Elements. Nothing shall be stored on the Common Elements without the prior consent of the Board of Directors except as expressly provided herein or in the By-Laws.
7. Nothing shall be done or kept in any of the Common Elements which will increase the rate of insurance for the Building or contents thereof applicable for residential use without the prior written consent of the Board of Directors.

No water beds shall be permitted in any Unit unless the Unit Owner provides the Association with an insurance certificate indemnifying the Association and any other Unit Owner from damage caused due to such ownership. No Unit Owner shall permit anything to be done or kept in his Unit or on the Common Elements which will result in the cancellation of insurance on the Building or contents thereof, or which would be in violation of any public law, ordinance or regulation.

No gasoline or other explosive or inflammable material may be kept in any Unit or storage area. No waste shall be committed on the Common Elements.

8. All garbage and trash must be placed in the proper receptacles designed for refuse collection, and no garbage or trash shall be placed elsewhere on any Common Element.

Trash receptacles shall be stored in garages until 6:00 p.m. of the evening prior to the scheduled pickup day and empty receptacles shall be returned to the garages by 7:00 p.m. on the scheduled pickup day. All trash receptacles used for this purpose shall be clearly marked with the Unit's Number in order to identify them. Grass clippings and/or plant trimmings are not to be placed in trash receptacles but placed in a trash bag which is to be left next to the regular trash receptacles on the scheduled day of pickup.

9. The water closets and other water and sewer apparatus shall be used for the purposes for which designed, and no sweepings, matches, rags, ashes or other improper articles shall be thrown therein. The cost of repairing any damage resulting from misuse of any of such apparatus shall be borne by the Unit Owner causing such damage.

The sewage station macerator pump is designed to handle waste and toilet tissue only. Disposal of solid items including, but not limited to, tampons, sanitary napkins, underwear, rags, and wet strength cleaning or sanitizing towels into the sewer system is prohibited.

10. Each Unit Owner shall keep his Unit in a good state of preservation, repair and cleanliness and shall not sweep or throw, or permit to be swept or thrown therefrom, or from the doors or windows thereof of any dirt or other substance.
11. Nothing shall be done in any Unit or on the Common Elements which may impair the structural integrity of the Building or which may structurally change the Building, nor shall anything be altered, constructed on or removed from the Common Elements except upon the prior written consent of the Board of Directors.
12. No noxious or offensive activity shall be carried on in any unit or on the Common Elements, nor shall anything be done therein which may be or become an annoyance or nuisance to the other Unit Owners.

All Unit Owners, residents, and guests shall keep the volume of any amplified sound producing devices such as radios, televisions, computers, stereo units, "boom boxes", etc., or musical instruments in their Units sufficiently reduced at all times so as not to disturb other Unit Owners. Despite such reduced volume, no Unit Owner, resident, or guest shall operate or permit to be operated any such sound-producing devices in a Unit between the hours of 11:00 p.m. and the following 9:00 a.m. if such operation shall disturb or annoy other occupants of the Building.

13. No business or commercial activity shall be conducted at any time in or from any unit, including, but not limited to storing or processing inventory, visitation of the home by clients, customers, suppliers or other business invitees or door to door solicitation of residents. The use of a unit as a public lodging establishment shall be deemed a business or commercial use and is prohibited. Incidental or occasional business-related activities such as maintaining a personal or professional library, keeping personal, business or professional records in the unit, handling personal, business or professional telephone calls, e-mail, web services or written correspondence, are expressly declared customarily incident to residential use, and are permitted provided that the unit is not utilized as a primary location of a business.

No "For Sale," "For Rent" or "For Lease" signs or other window displays or advertising shall be maintained or permitted on any part of the Condominium or in any Unit, nor shall any Unit be used or rented for transient, hotel or motel purposes.

The right is reserved by the Board of Directors or the Managing Agent to place "For Sale," "For Rent," or "For Lease" signs on any unsold or unoccupied Units, and the right is hereby given to any mortgagee who may become

the Owner of any Unit to place such signs on any Unit owned by such mortgagee, but in no event shall any sign have dimensions greater than one foot by two feet.

14. Draperies, curtains or venetian blinds must be installed by each Unit Owner on all windows of his Unit, and must be maintained thereon at all times except for garage windows which must, however, be kept clear of items stored in the interior of the garage so that they are not visible from the exterior of the building.
15. No Unit Owner shall cause or permit anything to be hung, displayed or exposed on the exterior of a Unit or Common Elements appurtenant thereto, whether through or upon windows, doors or masonry of such Unit.

The prohibition herein includes, without limitation, laundry, clothing, rugs, signs, awnings, canopies, shutters, radio or television antennas or any other items.

Under no circumstance shall any television or radio antennas or other items be installed by the Unit Owner beyond the boundaries of his Unit. A Unit Owner may, however, use a central radio or television antenna provided as a part of his Unit.

No clothes line, clothes rack or any other device may be used to hang any items on any window, nor may such devices be used anywhere on the Common Elements except in such areas as may be specifically designated for such use by the Board of Directors.

Exterior limited common elements such as porches, patios, terraces, etc., shall not be used as storage areas. No articles except suitable furniture, plants and planters shall be placed on porches, patios, terraces, courtyards or similar areas unless specifically approved by the Board of Directors.

No terrace shall be enclosed or covered by a Unit Owner without the prior written consent of the Board of Directors.

16. No Unit shall be used for any unlawful purpose and no Unit Owner shall do or permit any unlawful act in or upon his Unit.

ALTERATIONS

17. The Board of Directors has adopted an approved plan for the enclosure of a porch on a "B" unit. Owners of such units may enclose a porch serving their units, either with a screened or glass enclosure, in accordance with said approved plan without consent from the Board of Directors, provided such enclosure conforms in all respects to the said approved plan and the Town of Narragansett zoning requirements. A copy of the approved plan and any other requirements for proceeding with such an enclosure may be obtained from the Property Manager. The unit owner is responsible for obtaining all required building permits and inspections. The Board of Directors retains the right to inspect the finished enclosure and to order the Unit Owner to make modifications if the completed work does not conform to the approved plan.
18. The Board of Directors has adopted make, model, style and color of screen door as a standard for use in the Condominium. No screen door except the standard make, model, color and style adopted by the Board of Directors shall be installed in the Condominium units. The owner may install a screen door without specific consent from the Board of Directors provided that such screen door installation conforms in all respects to the adopted standard. A copy of the adopted standard may be obtained from the Property Manager. The Board of Directors retains the right to inspect the installation of any screen door and to require the Unit Owner to make modifications if the completed work does not conform to the adopted specifications.

PETS

19. Unit Owners may own and keep small dogs, cats or other pets (including birds such as canaries or parakeets, and fish such as goldfish or tropical varieties), and no dog, cat, bird or fish shall be raised for commercial purposes. No

reptiles, monkeys, rodents, amphibians, poultry, swine, livestock, or other exotic animals may be kept in the Condominium. Unit owners may keep a pet only by obtaining approval from the Board of Directors in writing after submitting the Pet Agreement (Exhibit A).

20. Unit Owners, renters, guests, and all other occupants shall comply at all times with the following Rules and Regulations regarding the keeping of pets in the Condominium:
 - a. Cats and dogs per unit shall be limited at all times to no more than two (2) in the aggregate, only one of which may be a dog. A large dog (one which weighs in excess of 60 pounds) is not permitted to be kept anywhere in the Condominium Property. The Association may grandfather an Owner's right to have pets exceeding these limitations, so long as it is agreed by the Owner not to replace the pets exceeding the limitations following the death of the grandfathered pet or pets.
 - b. Dogs of breeds that are known to have had a history of aggressiveness towards humans, including, but not limited to, Rottweiler's, pit bulls (such as Staffordshire terriers or American pit bull terriers), Dobermans, etc., shall not allowed on the premises of any Unit or Common Element of the Condominium at any time.
 - c. Residents and guests owners are responsible for the immediate pick-up and removal of pet waste from Condominium Property. Dog urine is highly toxic to shrubbery and short grass. For this reason Dogs shall not be permitted to void in any of the maintained areas of the Condominium Property.
 - d. Pets shall not be allowed to create excessive noise or annoy other residents of the units or surrounding neighborhood.
 - e. Residents and guests shall not allow either cats or dogs to roam freely and shall not leave pets unattended on decks or patios or on a leash in common areas. Dogs must be walked on a leash at all times.
 - f. Residents and guests shall comply with all Town Ordinances and applicable state statutes regarding pets.
 - g. The Unit Owner shall indemnify and hold the Association harmless from **any** and all public liability and/or property damage arising either directly or indirectly from the keeping of a pet on the premises.
21. Permission to keep the pet on the premises may be revoked at any time if pet owner fails to comply with the Rules and Regulations or in any way allows pet to become a nuisance to other residents, in which case pet owner shall remove the pet within seventy-two (72) hours of written notice from the Association.

RENTAL/LEASE OF UNITS

22. A copy of each executed lease agreement shall be provided to the Association within fifteen (15) days of execution.

CHILDREN, GUESTS AND RENTERS

23. Owners shall be held responsible for the actions of their children, and their guests and renters.
24. All privileges or use of facilities go with occupancy of each Unit which means that renters of Units have the same privileges as a Unit owner. Therefore, when a Unit is rented, the owner of the Unit is denied the use of Association facilities unless otherwise approved by the Association.
25. All owner/residents shall abide by the Rules and Regulations. Owners are responsible for providing a copy of the Rules and Regulations to their renters and ensuring that their renters and guests comply with all Rules and Regulations.

PARKING AND STORAGE

26. All personal property placed in any portion of the Building or any place appurtenant thereto, including without limitation any storage areas, shall be at the sole risk of the Unit Owner, and the Association shall in no event be liable for the loss, destruction, theft or damage of such property. No articles of personal property shall be left unattended in common areas of the building or passageways, parking areas, sidewalks, lawns or elsewhere on the Common Elements.
27. Should an employee of the Association, at the request of a Unit Owner, move or handle any articles, or handle, move, park or drive any automobile placed in the parking areas, then, and in every such case, such employee shall be deemed the agent of the Owner. The Association shall not be liable for any loss, damage or expense that may be suffered or sustained in connection therewith.
28. Article 4.3.B of the Declaration states: "Each residential Unit within a Building shall have, as Limited Common Elements, the exclusive right and easement to use designated parking space(s) having the same name identification as the unit." These spaces (or spaces in the case of two-car garage units) are shown on the Record of Survey Map and are located directly in front of the garage of each unit. Residents and guests who are not able to park their cars in their unit's garage or designated space(s) must utilize the designated guest parking areas in their respective courtyards or in the guest parking spaces at the end of the Fox Drive road (although parking is not permitted at the end of Fox Drive at any time when snow plowing is required). Residents and guests are not permitted to park at any time in the Condominium area other than in a unit's garage, a unit's designated Limited Common Area parking space(s), or in the guest parking areas.

Unless otherwise authorized by the Association, the parking areas may not be used for any purpose other than parking automobiles. No buses, trucks, trailers, boats, recreational or commercial vehicles shall be parked in the parking areas or in driveways except in such areas, if any, specifically designated for such parking by the Board of Directors. All vehicles parked in the common elements or assigned limited common element spaces shall have current registration and be in operating condition. No vehicles shall be parked on Condominium property with conspicuous "For Sale" signs attached (*rev. 9/18/07*).

29. All Unit Owners shall observe and abide by all parking and traffic regulations as posted by the Association or by municipal authorities. Vehicles parked in violation of any such regulations may be towed away at the owner's sole risk and expense.
30. Parking so as to block sidewalks or driveways shall not be permitted. Parking on any non-paved area of the Condominium property is not permitted. If any vehicle owned or operated by a Unit Owner, any member of his family, tenants, guests, invitees or licensees shall be illegally parked or abandoned on Condominium property, the Association shall be held harmless by such Unit Owner for any and all damages or losses that may ensue, and any and all rights in connection therewith that the Owner or driver may have under the provisions of state or local laws and ordinances are hereby expressly waived. The Unit Owner shall indemnify the Association against any liability which may be imposed on the Association as a result of such illegal parking or abandonment and any consequences thereof.

ENTRY INTO UNITS

31. The agents of the Board of Directors or the Managing Agent, and any contractors or workmen authorized by the Board of Directors or the Managing Agent, may enter any room or Unit with the written permission of the Unit Owner at any reasonable hour of the day (except in case of emergency, in which case entry may be immediate and without such permission) for the purpose of exercising and discharging their respective powers and responsibilities, including without limitation, inspecting such Unit for the presence of vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects or other pests.

In the event of an emergency, the unit owner shall pay all costs incurred by the Association in gaining entrance to the unit, as well as all damage to the unit caused by gaining entrance thereto, and all damage resulting from delay in gaining entrance to the unit caused by the lack of access to a key.

32. Employees and agents of the Association are not authorized to accept packages, keys, money (except for payment of assessments for common charges) or articles of any description from or for the benefit of a Unit Owner. If packages, keys (whether for a Unit or an automobile), money or articles of any description are left with the employees or agents of the Association, the Unit Owner assumes the sole risk therefor and the Unit Owner, not the Association, shall be liable for injury, loss or damage of any nature whatsoever directly or indirectly resulting therefrom or connected therewith. The Association does not assume any responsibility for loss or damage in such cases.

Deliveries requiring entrance to a Unit will not be accepted without the prior written permission of the Unit Owner accompanied by a written waiver of all liability in connection with such deliveries.

MOVING

33. Move-ins and move-outs are restricted to the hours between 9:00 a.m. and 9:00 p.m.

ASSOCIATION

34. All charges and assessments imposed by the Association are due and payable on the first day of each month, unless otherwise specified. Payment shall be made at the Managing Agent's office by check or money order, payable to the CLARKE FARM CONDOMINIUMS. Cash will not be accepted. A \$25 late fee may be charged if payment is not received by the 15th of any month (in addition to interest at the rate of eighteen (18) percent per annum from the due date until paid as specified in Section 10.2.A of the Declaration).
35. Complaints regarding the management of the Condominium or regarding actions of other Unit Owners shall be made in writing to the Managing Agent or the Board of Directors.

No Unit Owner shall direct, supervise or in any manner attempt to assert control over or request favors of any employee of the Managing Agent or the Association.

CONSIDERATION IN USE OF UNITS

36. All radio, television or other electrical equipment of any kind or nature installed or used in any Unit shall fully comply with all rules, regulations, requirements or recommendations of the Board of Fire Underwriters and the public authorities having jurisdiction, and the Unit Owner alone shall be liable for any damage or injury caused by any radio, television or other electrical equipment in his Unit.
37. Unit Owners are cautioned against excessive use of soaps and other detergents in their appliances or plumbing apparatus which may cause overflow of suds in any Unit or in any central waste disposal system. Detergents and soaps shall be used only pursuant to manufacturer's directions.

MISCELLANEOUS

38. The planting of plants, flowers, trees, shrubbery and crops of any type is prohibited anywhere on the Common Elements without the prior written consent of the Board of Directors or its designated committee. No fences may be erected around or on the Common Elements.
39. *(Note: The following was amended by the Board of Directors on 3-23-2016.)* All Unit Owners who currently have or would like to establish a bird feeder are required to complete a Bird Feeder Permit Form and submit the form to the Board stating their intentions of either placing or keeping a bird feeder.

On the Bird Feeder Permit the Owners will:

- a. State the location of the bird feeder (on the Common Elements, exposed Limited Common Elements, or on their patio, making sure that the placement does not interfere with grass mowing operations and,
- b. agree to use only safflower or nyjer seeds in the feeder.

The Board will consider each bird feeder permit request and either approve or deny the request in writing.

40. *(Note: The following was approved by the Board of Directors on 8-16-2010)* As the land surrounding Clark Farm Condominiums is largely forest area and the funds derived from assessments levied by the Association for landscaping purposes are devoted to the maintenance of the grounds that are currently maintained, the Association will not authorize any actions that alter the appearance of any of the unimproved perimeter areas using common funds unless such actions are deemed necessary to reduce or eliminate dangers or damage to the common properties or residents.

If, however, a unit owner desires to undertake improvements to any of the common areas in addition to those areas maintained by the Association, such improvements may be made under the following conditions:

- a. Improvements to common areas currently not maintained by the Association must be totally funded by individual unit owners and not out of common funds. The requesting unit owner or owners must agree to implement and maintain the improvements through their own efforts or through licensed and insured contractors at their own expense.
 - b. Such improvements in the unimproved perimeter areas may be made only to the first six (6) yards from the property maintained by the Association and must be in the vicinity of the owner's unit. Removal of standing trees is not permitted. Alteration of any area within fifty (50') of a freshwater wetlands is regulated by the Rhode Island Department of Environmental Management (DEM) and/or the Rhode Island Coastal Resources Management Council (CRMC) and no improvements can be made without proper permitting by the governing agency or agencies.
 - c. Such improvements may be made by an owner or owners only after submitting a plan to the landscaping committee and obtaining the committee's approval. If the improvement will encroach on any wetlands or wetlands perimeter, the owner or owners must also submit an approved permit from the governing agency.
 - d. A unit owner requesting such improvements, prior to the commencement of any work, must sign a waiver of liability for injuries and damages caused either by work performed on such improvements or by the improvements themselves.
 - e. The Association, at the discretion of its Board of Directors, may determine at any future time to revoke permission for a unit owner to maintain improvements in the common areas, in which case such improvements already made to the perimeter will be allowed to revert to their natural state. In cases where a cost is incurred by the Association to restore the property to its natural state, the Association may assess this cost to the unit owner or owners who made the improvements to the specified property.
 - f. If a unit owner is maintaining an area of the common property under the conditions above decides to sell the unit, said unit owner must disclose to the buyer of the unit that the Association will not maintain the specified area. The new owner may then apply for permission to continue maintaining the specified property under the conditions above or may elect to discontinue maintenance and allow the property to revert to its natural state.
41. Solicitors are not permitted in the Buildings. If any Unit Owner is contacted by a solicitor on the Property, the Managing Agent must be notified immediately.

42. The installation of additional major appliances in any Unit is prohibited. Such additional prohibited appliances include, but are not limited to, washing machines, dryers, and dishwashers. Replacement of existing major appliances with comparable equipment is permitted.
43. In the event a Unit Owner is in violation of any restrictions in these Rules and Regulations, and after notification by the Board of Directors continues in such violation, and in the event it is necessary that the Directors bring a legal proceeding for the enforcement and/or the abatement, as the case may be, of any restriction and/or violation, then the Unit Owner shall pay for the costs and expenses for such legal proceeding in which the Association is successful.
44. No guns or weapons of any kind shall be used in or on the Condominium Property.
45. *(Note: The following was approved by the Board of Directors on 6-27-2013)* No open fires of any kind (such as fire pits, chimaeeras, etc.) are permitted anywhere outdoors on Clarke Farm property.

BARBEQUE GRILLS

46. All Unit Owners who intend to keep a barbeque grill on the premises of the Unit must apply for a Barbeque Grill permit (Exhibit B) from the Association and shall comply with the following Rules and Regulations:
 - a. No lighted gas or charcoal grills are allowed on any wooden surfaces such as decks, porches or step areas or in any enclosed area such as a garage (rev. 9/18/07).
 - b. All gas grills shall be UL approved. Charcoal grills, if used, must be of the type that has a cover
 - c. An operational dry chemical, Class ABC rated fire extinguisher (such as a 3-A:40-BC unit for example) shall be present when the grill is in use.
 - d. Barbecue grills shall be operated a distance of at least three (3) feet from any vertical, flammable surface.
 - e. Grills shall be attended at all times when in use. If for any reason the grill must be left unattended, the cover should be lowered and the heat reduced until the operator is present to watch for flare-up.

ARCHITECTURAL MODIFICATION OF CONDOMINIUM PROPERTY

47. *(Note: The following was approved by the Board of Directors on 11- 18- 2019)* Unit Owners intending to make any architectural modifications to their unit, limited common areas, or association common property surrounding their unit, must submit an Architectural Application/Proposal to Modify Condominium Property. Any modification initiated prior to Board approval will be subject to denial of approval, fine, or “undoing” of modification(s) at the expense of the homeowner.

Clarke Farm Condominiums
Rules and Regulations
Pet Agreement
Revised November 30, 2005

I, _____, owner of Unit # _____, hereby requests that:

The following pet(s) be permitted to reside in my unit at Clarke Farm Condominiums:

pet name	male/female	dog/cat	breed	weight
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

I further agree to comply with the following:

- a. No dog, cat, bird or fish shall be raised for commercial purposes. No reptiles, monkeys, rodents, amphibians, poultry, swine, livestock, or other exotic animals may be kept in the Condominium.
- b. Cats and dogs per unit shall be limited at all times to no more than two (2) in the aggregate, only one of which may be a dog. A large dog (one which weighs in excess of 60 pounds) is not permitted to be kept anywhere in the Condominium Property. The Association may grandfather an Owner’s right to have pets exceeding these limitations, so long as it is agreed by the Owner not to replace the pets exceeding the limitations following the death of the grandfathered pet or pets.
- c. Dogs of breeds that are known to have had a history of aggressiveness towards humans, including, but not limited to, Rottweilers, pit bulls (such as Staffordshire terriers or American pit bull terriers), Dobermans, etc., are not permitted on the premises of any Unit or Common Element of the Condominium at any time.
- d. I will ensure that all solid waste from my pets is immediately removed from Condominium property.
- e. I will keep my pets from voiding on any of the maintained areas of the Condominium property.
- f. I will ensure that my pets do not create excessive noise or annoy other residents of the units or surrounding neighborhood.
- g. I will ensure that my cats or dogs are not allowed roam freely and I will not leave my pets unattended on decks or patios or on a leash in common areas. I will ensure my dog is leashed when walked.
- h. I will comply with all Town Ordinances and applicable state statutes regarding pets. I will ensure that all residents of my unit and my guests do likewise.
- i. I agree to indemnify and hold the Association harmless from any and all public liability and/or property damage arising either directly or indirectly from the keeping of a pet on the premises.

Permission to keep the pet on the premises may be revoked at any time if pet owner fails to comply with the Rules and Regulations or in any way allows pet to become a nuisance to other residents, in which case pet owner shall remove the pet within seventy-two (72) hours of written notice from the Association.

Unit Owner Signature

Date

_____ Approved

_____ Not Approved

Reason:

For Clarke Farm Condominiums

Date

Clarke Farm Condominiums
Rules and Regulations
Barbeque Grill Permit
Revised September 18, 2007

Applicable Rules and Regulations:

1. No lighted gas or charcoal grills are allowed on any wooden surfaces such as decks, porches or step areas or in any enclosed area such as a garage (rev. 9/18/07).
2. All gas grills shall be UL approved. Charcoal grills, if used, must be of the type that has a cover
3. An operational dry chemical, Class ABC rated fire extinguisher (such as a 3-A:40-BC unit for example) shall be present when the grill is in use.
4. Barbecue grills shall be operated a distance of at least three (3) feet from any vertical, flammable surface.
5. Grills shall be attended at all times when in use. If for any reason the grill must be left unattended, the cover shall be lowered and the heat reduced until the operator is present to watch for flare-up.

I agree to abide by all of the above regulations and assure that any barbecue operated by myself, any other residents of my unit, my tenants or my guests will be operated in a safe manner. I further certify that I carry liability insurance on the policy noted below.

BY ISSUANCE OF THIS PERMIT CLARKE FARM CONDOMINIUMS, INC., ITS AGENTS AND EMPLOYEES ASSUME NO LIABILITY FOR ANY CONSEQUENCES OF USE OF BARBECUE GRILLS BY THE UNIT OWNERS OR THEIR RESIDENTS, TENANTS, GUESTS OR INVITEES.

NAME _____ UNIT # _____

INSURANCE COMPANY _____ POLICY # _____

LIABILITY COVERAGE \$ _____

UNIT OWNER SIGNATURE

DATE

Permit Approved

Permit Not Approved

Reason:

FOR CLARKE FARM CONDOMINIUMS

DATE

Clarke Farm Condominiums
Rules and Regulations
Bird Feeder Permit
Revised September 7, 2017

I, _____, owner of Unit # _____, hereby requests permission to place a bird feeder at the following location:

(Specify whether the location is on the Common elements, exposed Limited Common Elements, or patio. Submit a drawing if necessary).

Applicable Rules and Regulations:

- a. Owner must ensure that the bird feeder placement does not interfere with grass mowing operations.
- b. Owner must use only safflower or nyjer seeds in the feeder.

Permission to keep the bird feeder on the premises may be revoked at any time if the owner fails to comply with the Rules and Regulations or in any way allows bird feeder to become a nuisance to other residents, in which case the owner shall remove the bird feeder within seventy-two (72) hours of written notice from the Association.

Unit Owner Signature

Date

_____ Approved

_____ Not Approved

Reason:

For Clarke Farm Condominiums

Date

ARCHITECTURAL APPLICATION PROPOSAL
TO MODIFY CONDOMINIUM PROPERTY

Date: _____

Name: _____

Address: _____ Unit # _____

Phone: _____ Alternate: _____ E-Mail: _____

INSTRUCTIONS:

- 1) Fill out application completely, sign and return to Karen Heiss, c/o RIPAC, 181 Knight St, Warwick, RI 02886 or karenheiss@ripac.net.
- 2) Property Manager will forward to Board for review
- 3) Board gets committee recommendation and approves or denies the proposal
- 4) Property Manager will notify owner of the Board's decision

DESCRIPTION OF PROPOSED CHANGE: Please be explicit in your description as to the location, nature, kind, shape, height, materials and color to be used; attach drawings as necessary.

Failure to provide this information may delay the review and/or approval.

Please provide name, address telephone # and license # of Designer and Contractor below:

I, unit owner of # ____ (and any successor in interest), understand that I am responsible for the maintenance thereof, both current and future. Additionally, I understand that any modification initiated prior to Board approval will be subject to denial of approval, fine, or “undoing” of modification(s) at my expense. These modifications are at my expense.

Submitted by: (printed name)	Signature	Date
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Repair & Maintenance: _____ Recommended _____ Not Recommended for the following reason: _____ Date: _____

Landscape Committee Review: _____ Recommended _____ Not Recommended for the following reason: _____ Date: _____

Board Decision: _____ Approved _____ Not Approved for the following reason: _____ Date: _____