

**Appendix B**

**Condominium Rules  
of  
Bliss Farm, A Condominium Community**

These Rules are adopted for the benefit of owners of residences in the Bliss Farm, A Condominium Community. They are intended to contribute to preserving the clean and attractive environment and to ensuring the peaceful enjoyment of the Community. They are also intended to protect and enhance the value of the Unit Owners interest in the Community. They are not designed to unduly restrict or burden the use of the property.

All Unit Owners and their tenants, invitees and guests are expected to abide by these Rules, which are meant to supplement the provisions of the Declaration and By-Laws.

1. **Additions to Exterior of Buildings:** As set forth in the Declaration, changes affecting the appearance of the exterior of the buildings, such as decorations, awnings, televisions and radio antennas, signs, screens, sun shades, fans or or other changes whether of a permanent or temporary nature are to be made only with the consent of the Board of Directors of the Condominium (“The Board”).
2. **Noise:** Owners, guests, and lessees will be expected to reduce noise levels after 10:00 P.M., so that neighbors are not disturbed. At no time are musical instruments, radios or televisions sets to be so loud as to become a nuisance.
3. **Maintenance of Patios, Decks and Limited Common Area:** Owners will be responsible to keep their patios and decks, if any, and the Limited Common Area pertaining to their Unit in clean and sanitary condition. The drive and walks leading to each unit is to be kept clear of obstructions and other personal items and is to be used only for access to the Unit and/or for the parking of registered and permitted motor vehicles.
4. **Littering:** There will be no littering. Paper, cans, bottles, cigarette butts, foods and other trash are to be deposited only in appropriate trash containers and under no circumstances are such items to be dropped or left on the grounds or other Common Area of the Condominium.
5. **Trash, Refuse and Garbage:** No one shall place trash or other refuse in the Common Area, except in containers or depositories therefor.
6. **Outdoor Equipment:** Except as otherwise set forth in the Declaration, bicycles, sporting goods, cooking equipment, baby carriages and other personal articles and equipment must be kept within the Unit.
7. **Maintenance of Common Area:** Improvements, maintenance and landscaping of Common Area (Except the Limited Common Area pertaining to a Unit) shall be performed only by the Board, unless the Board approves an exception in writing.
8. **Improper Use of Common Area:** There shall be no use of Common Area which injures or scars the Common Area or the plantings thereon, increases the maintenance thereof, or causes unseasonable embarrassment, disturbance or annoyance to other Unit Owners in their enjoyment of the same.
9. **Outside Activities:** There shall be no organized sports activities, picnicking or fires,

- except in areas approved by the Board. A charcoal fire in a protective metal barbecue container may be used on the Limited Common Area pertaining to a Unit, providing it is carefully guarded and not hazardous to buildings or other property in the Condominium.
10. **Speed Limit:** The speed limit for all vehicles within the Condominium is 25 mph.
  11. **Offensive Activities:** No offensive activities shall be carried on in the Condominium nor shall anything be done or placed within the Condominium which may be a nuisance, disturbance, or annoyance to other Owners or the public.
  12. **Children and Guests:** Owners shall be held responsible for the actions of their children and guests. If occupancy by guests creates a nuisance to other Owners, the Board shall have the right to require that the offensive guests leave.
  13. **Action in Violation of Law, etc.:** There shall be no use of or activity in any Unit or Common Area which shall be in violation of any governmental law, ordinance, rule or regulation.
  14. **Consent Revocable:** Any consent or approval of the Board or Manager given under these Rules shall be revocable at any time.
  15. **Complaints:** Complaints of violations of these Rules should be made to the Board. If the Board feels that the complaint is justified, it will take whatever action it deems necessary. The complainant will be notified in writing by the Board as to what action has been taken.
  16. **Amendment:** These Condominium Rules may be revised in any way at any time by the Board as conditions warrant, provided that a written communication is sent to each Unit Owner and advising him of the change.
  17. **Delegation of Powers:** The Board, in its discretion, may delegate its power and duties with respect to the granting of consent, approvals and permissions under these Rules, to the Manager or managing agent, if any, of the Condominium.
  18. **Convenants and Restrictions:** All convenants, restrictions and other requirements of the Declaration of Condominium or the By-Laws, or of any amendment thereto, are to be observed together with these Rules and Regulations and are to be enforceable as such.