

BLISS FARM CONDOMINIUM ASSOCIATION

P.O. Box 353
East Derry, NH 03041-0353

STATEMENT OF POLICIES

DOGS:

- The bylaws of this association are very clear with respect to residents wishing to keep a dog within the Bliss Farm development. Dogs are restricted to “small house dogs”, and approval by the Board of Directors is required. This by-law has never been enforced as dogs were not a problem until the last couple of years. As such, existing dogs in the Bliss Farm development will be “grandfathered” from these by-laws. However, any resident wishing to bring a new dog into the development must FIRST secure written approval by the Board of Directors. Under no circumstances will large dogs (over 50 pounds) or dogs of an aggressive or viscous nature be allowed (Pit Bulls, Dobermans, Akitas, Alaskan Malamutes, etc as defined by our insurance policy)
- All dogs must be attended and restrained on a leash when outside; all unattended dogs must be enclosed in a fence at least 5 feet in height and not in the front yard area. No dogs are to be left unattended outside if only on a leash.
- Barking dogs are to be brought inside as soon as they start barking

PARKING:

- Parking of resident or visitor vehicles is not permitted within 30 feet of a street intersection or on the cul-de-sacs. All vehicles are required to be moved off the street in the event of a predicted snowstorm.

TRAMPOLINES:

- Under no circumstances are trampolines allowed anywhere within the development

SWIMMING POOLS:

- Any swimming pool which is not emptied and taken down when not in use must be enclosed in a sufficient. The fencing must be at least 6 feet in height and be equipped with self-closing, self-latching gates which cannot be opened by small children. Approval of the Board of Directors is required before any pool is erected.

PROPERTY CHANGES:

- All major changes to existing property and dwellings must be first approved by the Board of Directors; and, if required, proper building permits must be secured prior to construction. This applies to things such as building additions, garages, decks, sheds, fencing other than small decorative fencing, tree removal, and major landscaping changes. Plans must first be submitted to the Board of Directors for approval; consent of abutting neighbors is also required.

FINES:

- Many similar condominium associations have system of fines for violations of the governing by-laws. We are implementing a similar system of fines for violations of our by-laws and policies. If circumstances allow, a letter will be sent for the first violation, then a second infraction will result in a \$25 fine, and additional infractions will then be addressed individually by the Board for large fines or other possible action (an example would be allowing a dog to roam free outside). Some situations will not allow for a first letter and fines will be levied immediately as well as other action taken to correct the issue (an example would be erecting a swimming pool without prior board approval).