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# FARRWOOD GREEN CONDOMINIUM II RULES AND REGULATIONS AMENDMENT (EFFECTIVE June 23, 2015)

WHEREAS, at the meeting of the Board of Managers of Farrwood Green Condominium II, a condominium located in Haverhill, Essex County, Massachusetts, established pursuant to a Master Deed dated May 22, 1978, and recorded with the Southern Essex District Registry of Deeds, Book 6471/Page 416, and as thereafter amended, held on May 26, 2015, by the unanimous vote of all Members of the Board of Managers, the following amendment to the Rules and Regulations, as originally recorded with the Southern Essex District Registry of Deeds, Book 28934/Page 380, was duly adopted as follows:

1. Amendment to Section I, paragraph 9 of said Rules and Regulations:

Section I, paragraph 9, sub-paragraphs 9.1 through 9.5 is stricken in its entirety and the following paragraph 9, sub-paragraphs (a) through (g) are hereby substituted in its new entirety.

9. As noted in the Master and Unit Deeds, the concrete terrace and/or wood balcony is a Common Element, to which the Unit Owner has exclusive rights to use. Because these areas are quite open and visible, reasonable limits are placed upon their use. All terraces and balconies shall be kept in an orderly manner.

Items allowed on terraces and balconies are items in nature of lawn furniture, potted plants and vegetables, bird feeders, bicycles, and storage chest.

Items allowed on porticos shall be limited to lawn furniture consisting of chairs only.

Not allowed on terraces, porticos and balconies are items in the nature of appliances, lumber and building materials, clotheslines, antennas (except as specified in Section I.4), electronic bug zappers, swing sets, motorcycles (except for winter storage on concrete terraces only) and trash or rubbish (except as specified in Section I.7).

## NEW GRILL RULES

### OPERATION

- (a) Because of local fire code regulations and insurance company rules, the use of outdoor grills is severely restricted.
- (b) The use and storage of CHARCOAL, WOOD OR LIQUID (KEROSENE, GASOLINE, ETC) FUELED grills, smokers, etc. is PROHIBITED at all times.
- (c) Gas and electric grills may be operated ONLY under the following conditions:
  - (1) Grills shall be operated ONLY in back of units, in the common area AT LEAST ten feet from the outermost edge of the concrete slab at the back of the unit.
  - (2) No grill may be operated at the front or sides of the buildings.

- (3) The grill shall be attended by the operator at all times and shall be operated in a safe manner.
- (4) The operator of the grill shall be a Condominium Unit Owner or legal resident of the Condominium.
- (5) The person operating the grill must be at least 18 years of age.
- (6) The operator of the grill shall have an easily accessible common household fire extinguisher in the direct vicinity of the operated grill.
- (7) That portion of the common area that an operator uses the grill on shall be maintained in a neat, orderly and clean state. Any damage to grass or other portions of common areas is the responsibility of the operator and/or unit owner and the unit owner shall be subject to fine, plus the cost to the Condominium Association for restoration.
- (8) The operator of the grill assumes full personal responsibility and any and all liability arising from the operation of said grill, including but not limited to liability for damages to Common Areas, Condominium Units, and/or persons.

#### **STORAGE**

- (d) Gas and electric grills shall be neatly stored on the concrete patio behind the unit. Grills shall be stored after use ONLY after they have sufficiently cooled so that any portion of the grill may be touched by hand without pain or injury. Electric grills shall be unplugged from electrical outlets while stored. Gas grills shall be stored only after all burners are in the off position and the valve on the gas tank is securely closed.
- (e) The use and storage of liquid, gel or solid flammable materials on decks, balconies and patios or common areas is prohibited, except as follows:
  - (1) For those units that have approved wood, wood pellet or coal stoves for use in heating of the unit, firewood, bags of wood pellets, or enclosed containers or bags of coal may be stored on the concrete patio. Those items shall be stacked and maintained in a neat and orderly manner on only one side of the patio next to the concrete retaining wall. The items stored shall not extend beyond three feet from the side retaining wall nor beyond the concrete edge of the patio.

#### **VIOLATION**

- (f) Violation of the above rules shall be punishable by a \$25 fine for each separate violation and/or for each day the violation persists. In addition, at its' discretion, the board may choose to prohibit further operation, use and/or storage of grills by specific individual unit owners or residents or behind specific units.

#### **EFFECTIVE DATE**

- (g) These rules shall be in effect upon receipt by unit owners and/or residents. Use of any grills, other than gas or electric grills, in accordance with these regulations is prohibited upon receipt of this notification. Unit owners/residents shall dispose of any grills prohibited by these rules, as well as associated fuels and materials (charcoal, lighter fluid, etc.) no later than June 23, 2015.

By the Officers of the Farrwood Green Condominium II:

*Jonathan W. Campbell*  
Jonathan W. Campbell, President

*Blair Payne*  
Blair Payne, Treasurer

*Peter Devney*  
Peter Devney, Clerk

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Barbara Daneau, Buildings

*Marie G. Griffin*  
Marie G. Griffin, Grounds

COMMONWEALTH OF MASSACHUSETTS

Essex County, ss.

On this 5<sup>th</sup> day of June, 2015,

Jonathan W. Campbell, Blair Payne, Peter Devney, Barbara Daneau and Marie G. Griffin proved to me through satisfactory evidence of identification, to be the persons whose names are signed on the preceding document (check whichever applies):

- Driver's license, or other state or federal governmental document bearing a photographic image,
- Oath or affirmation of a credible witness know to me who knows the above signatory, or
- My own personal knowledge of the identity of the signatory, to be the persons whose names are signed above, and acknowledged the foregoing to be signed by them voluntarily for its stated purpose, as the duly authorized Board of Managers for Farrwood Green Condominium II.

*Ruthanne M. Moran*  
Notary Public:

My Commission Expires: 7/22/16