

Kenwood Gardens III
120 - 132 Thissell Avenue
Dracut, MA 01854

We the Trustees, Kelly Gagnon and Jacquie Nicholas, would like to outline some of the important Condominium Rules and Regulations.

Please review the Focal Points for the Condo Association Rules and Regulations 2016 . . .

NOISE

- Owners, guests and tenants will be expected to **REDUCE NOISE** level after 9:30 p.m. so that neighbors are not disturbed.

OUTDOOR EQUIPMENT and CHILDRENS' PLAYTHINGS

- Grill/cooking equipment, lawn furniture, bicycles, children's wheeled vehicles, scooters, skateboards, etc. shall **NOT** be left outside the unit, walkways or in any other common area. They should be brought into the unit or stored under unit owner's back deck (132 - storage area).
- No unit owner shall place or cause to be placed on or upon the community elements, back deck shall not be used as a storage bin, etc.
- There shall be **NO** planting of flowers, etc. in/on any portion of common area of the Condominium.
- Bikes/scooters shall **NOT** be ridden on walkways for safety of residents and children.
- Front yard shall **NOT** be used as a common play area.
- Bonfires are **NOT** allowed per Dracut Fire Department.

HOUSEHOLD PETS

- No dogs, cats, or other animals may be kept in any unit without **PRIOR** written consent of the Trustees. Prior written consent will be given only if pet will **NOT** be larger than 15 pounds and there may be 1 pet per unit.
- To avoid damaging the yard, pet owners **MUST** walk the pet off the grass and walkways to relieve itself and always pick up after the pet. **ALL PETS MUST BE ON A LEASH WHEN EXITING THE UNIT.**
- The fine for owner's who fail to clean up after their pet's dropping and allowing pets to urinate on the lawn or pavement/walkways will be **\$50.00** fine per occurrence.

PARKING

- Owners and their tenants shall be responsible to see that neither they nor their guest parking interferes with the right of other owner or their tenant parking areas.
- 132 Thissell Ave. unit owners/renters are **NOT** to park in the 120 Thissell lot. **\$50.00** fines will be implemented and car **towed** at owner's expense on second offense.
- **NO** commercial vehicles, unregistered vehicles, snowmobiles, boats, utility trailers, RVs, camping trailers will be allowed within the condominium property.

INSURANCE

- ALL owners are encouraged and should have their own H06 homeowner's policy to cover the interior contents of their unit.

FINES

- Fines will be imposed for the purpose of keeping our Rules and Regulations enforced. Fines will apply to any and all of the above Rules and Regulations. If money is not received, the fine will be applied to your next month's condominium fee and therefore constitute an automatic lien on your property.

1st offense - \$25.00

2nd offense - \$50.00

3rd offense - \$100.00