

Rules and Regulations
Passed by majority rule at V.H.A meetings (April 1996 & May 1997)
Valleyfield Homeowners Association
Valleyfield Drive, Colchester, Vermont 05446

1.) STORAGE OF TOXIC MATERIALS

Storage of toxic materials in the carports of Phase I are discouraged. However, the following substances are permitted provided they are stored on shelves, four (4) feet up or in a cabinet, and are kept in their original containers: Gasoline, Motor Oil (unused), Auto fluids such as Dry Gas, Windshield fluid etc., Gardening chemicals and household cleaners. (Please be aware that many of these chemicals are not to be stored in extreme temperatures per manufactures recommendations.)

2.) OVERFLOW PARKING

Vehicles parked in these areas during winter months must be moved by early afternoon on the day of a snowstorm to allow for adequate snow removal.

3.) SIGNS

No signs of a permanent nature (remaining longer than two months) are permitted on any common or limited common areas. Exception to this rule would be Real Estate Signs which are permitted but limited to one (1) sign per unit, placed in front of the unit for sale. Signs should be of a professional nature and tasteful in appearance. Garage sales and Open house may remain in place not longer than 48 hours.

4.) WOOD STACKING

Wood stacking is permitted on limited common areas only and must follow the guidelines below:

- a) Stacked in an orderly, safe and secure manner.
- b) Stacked on the side or rear of a unit (Phase IV, stacked on East, North or South walls).
- c) Stacked with a height of a pile no taller than 5'.
- d) Stacked with end supports to prevent toppling.
- e) Stacked in a manner so as not to block doors, windows, walkways, driveways or garage doors.

5.) EXTERNAL FUEL TANKS

External fuel tanks are permitted provided they comply with the following guidelines:

- a) Painted the same color as the exterior of the unit or shielded behind lattice work, also painted the same color as the exterior of the unit.
- b) When stored on decks, the decks should be maintained to insure they can withstand the weight of a full tank of fuel.
- c) When stored on the side of a unit and placed on cement blocks, the blocks should be solid and free of cracks. The tanks should also be secured to the side of the building.

The owner is fully responsible for any/all damage or injury caused by improper and/or unsafe storage of fuel tanks. Please note this includes the cleanup of any spilled fuel.

6.) **PETS**

Pet owners are responsible for the cleaning up after their animals. Cats and Dogs are permitted in Valleyfield. Wolf Hybrids are not permitted anywhere on Valleyfield property. All cats and dogs must be registered and licensed with town of Colchester and must have current Rabies inoculation. Proof of above must be provided to the board of directors upon request. All animals shall have I.D. and rabies vaccination tags. Damage caused by animals is a matter to be settled between the animal owner and the party to whom the damage has been done. For further information please refer to the Town of Colchester animal ordinance or call the town office.

7.) **DISCHARGE OF FIREARMS.**

Discharge of any/all firearms including, but not limited to, BB and pellet guns, is strictly prohibited anywhere on Valleyfield property.

8.) **TRASH AND DEBRIS.**

No debris of any type, i.e. wood and metal scraps, etc., will be stored anywhere in carports, on the sides or rear units, or in driveways.

9. **SMALL MOTOR RECREATIONAL VEHICLES.**

Includes but is not limited to, motor bikes, All terrain Vehicles and Snowmobiles. Residents of phase 1 may park or store these vehicles in their carports only. Use on Valleyfield limited common or common areas is not permitted. Note: Motorcycles are not subjected to the above regulation, but must have current registration displayed on the bike and may be used for transportation purposes only.

It shall be the right and responsibility of the Board of Directors to enforce the above written Rules and Regulations. If any violation occurs it is the responsibility of the Board of Directors to meet and discuss the infraction and vote upon a course of action to be taken, using majority rules.

The Board shall then notify the unit owner in writing and inform them of the violation and the course of action to be taken, as voted on by the directors. Included in this will be a clear explanation and all actions to be taken by the Board and the time frame within which the actions will be taken.

Amendments Adopted at the 2006 Annual Meeting, on March 28, 2006

1. Require that each member of the Board of Directors be an owner and resident in Valleyfield Commons.
2. Limit the total number of rental units in the neighborhood to six, with no more than two rental units allowed per phase. Such rentals shall be evidenced by a written lease which must be for a minimum of thirty (30) days. Landlords shall furnish the names and contact information for their tenants to the Valleyfield Board of Directors.
3. Require that all vehicles be registered and inspected. Vehicles not in compliance with this policy will be given 14 days to remedy the situation. Following that if the vehicle is still not in compliance it will be towed to a storage facility and the owner of the vehicle will be responsible for any and all towing and storage costs.
4. Require that written minutes be kept of all committee, board, and annual meetings. Furthermore minutes of such meetings are required to be signed by the secretary and at least one board member and distributed to the membership within thirty days of each meeting.
5. There shall be a minimum of three, and a maximum of eight board members, with no more than three board members from any one of the four phases in our association.