

NOTCH VIEW CONDOMINIUM OWNERS ASSOCIATION RULES FOR RENTERS

(Revised 9/13/2023)

The following rules are to ensure the comfort and safety of all residents of Notch View. Tenant violation of Association rules will be charged to the unit owner. Owners must provide tenants with a copy of the rental rules. Owners must submit a signed copy of the **Renter Information Form** to the Management Company for any rental of two (2) weeks or more. (This also applies to anyone other than owners occupying the Unit for a period of 2 weeks or more). Failure to submit a completed Renter Information Form can result in a fine of \$50 per violation.

GENERAL:

1. Maximum 6 people per unit
2. Maximum 2 vehicles per unit
3. NO PETS

PARKING:

1. A maximum of two (2) vehicles per Unit are permitted to park in the parking lots.
2. All parked vehicles must be registered, insured and in operating condition.
3. NO PARKING: in front of building entrances, in front of dumpster, in fire lanes.
4. NO recreational vehicles, campers, boats, trailers or snowmobiles are allowed anywhere on the property.
5. NO vehicle repair or maintenance is to be performed on the property, including washing cars

WINTER SEASON:

1. Parking lots are plowed after each snowstorm
2. All vehicles MUST be moved when the plow signals with horn
3. If you must leave the premises before the lot has been plowed, DO NOT leave any vehicle behind without arranging for someone to move it when the plow arrives. If your vehicle was not moved during plowing, you are responsible for shoveling that area
4. Rear decks must be kept shoveled after each snowstorm

5. Keep screens on sliding glass doors in open position
6. Keep the thermostat in the Unit no lower than fifty (50) degrees to prevent freezing and bursting of pipes.

WOOD STOVE AND GRILLS:

1. Everyone must supply their own wood - there is no wood for common use available at Notch View.
2. DO NOT dump ashes or partially burned wood into dumpster - doing so may cause a fire.
3. DO NOT dump ashes on the ground ANYWHERE on the property.
4. Place all ashes and partially burned wood in the metal containers marked "ASHES" located in front of your building or next to the dumpster.
5. DO NOT put partially burned logs on decks or drop them over deck railing.
6. NO charcoal or gas grills, outdoor fireplaces or hibachis on property (decks or on the grounds) - fire hazard

FIREWOOD:

1. No more than one-half (1/2) cord of wood may be stored on decks.
2. Each Unit is to use one (1) area for their supply of wood. Make sure that firewood is at least 6 inches away from the building/structures and it is contained in a wood holding device to preserve buildings and attached structures. As you use up your firewood, remove unused firewood holders until more wood is delivered.
3. Firewood may not be left in the parking lot for a period of more than two (2) weeks in non-winter months. During winter, firewood may not be left in the parking lot for more than one (1) day.
4. Please clean up the mess left from your wood delivery when done stacking your wood.
5. Please keep your stacked wood area neat.

GROUNDS AND DECKS:

1. No fireworks of any kind are allowed on Notch View property.
2. No charcoal or gas grills, hibachis are to be used on any decks or on property according to NH State Fire Code

3. No electrical appliances are allowed on decks.
4. The volume of television, radio and stereo equipment must be kept at a level that **cannot be heard outside** your Unit.
5. No clotheslines may be installed on decks or outside your Unit.
6. No items such as laundry, towels, etc. are to be hung on deck railings or fences.
7. Do not leave trash outside any Unit or outside the dumpster. Trash is an attractive nuisance for wild animals.
8. No building or construction equipment or materials of any nature may be stored outside any Unit, including front and rear decks, common areas and parking areas.
9. No more than one-half (1/2) cord of wood may be kept on any deck. Refer to "firewood" section above for firewood storage requirements.
10. No chopping of wood on decks.
11. No cutting trees on Notch View property.
12. No tires, oil, furniture, appliances or debris other than ordinary household trash generated in your Unit can be deposited in the dumpster. Take all restricted items to the Town recycling center. Nothing is to be left around the dumpster — all trash must be placed inside the dumpster.
13. Unsupervised play in parking areas is **DANGEROUS** and **NOT ALLOWED**. Children should play in grassy or wooded areas.
14. Do not litter the grounds with cigarette butts. Dispose of them properly.

POOL USE: *THERE IS NO LIFEGUARD ON DUTY*

1. Pool Hours are from 9 AM to Dusk
2. Please follow rules posted in pool area
3. **ONLY** personal stereo devices with **HEADPHONES** allowed in pool area - **NO** "boom boxes", etc.
4. **NO** glass bottles or glassware in pool area
5. Children **MUST** be supervised by an adult **AT ALL TIMES** - Age 16 and under must have parent or adult **IN** pool area with them
6. All chairs and toys must be removed from pool area **EVERY EVENING**
7. No large floats may be used when others are using the pool
8. No water balloons
9. No excessive noise

**NOTCH VIEW CONDOMINIUM
LONG TERM RENTAL INFORMATION**

Rented Unit Number: _____

Owner Name: _____ Phone No.: _____

Renter Name: _____ Phone No.: _____

2 VEHICLES ALLOWED PER UNIT:

Renter Vehicle 1: Plate # Make Model Year

Renter Vehicle 2: Plate # Make Model Year

**ANY VEHICLES PARKED OVERNIGHT OTHER THAN THOSE LISTED
ABOVE WILL BE TOWED AT THE UNIT OWNERS EXPENSE.**

My tenant has received a copy of the renter's rules and accepts the conditions of renting my unit at Notch View.

I am fully aware that I, the unit owner, will be assessed a fine of \$50 per day, per violation, should my tenant not comply with Association rules.

Owner Signature _____ Date _____

- Rules to be retained by renter
- Signed rental information form to be submitted to the Management Company

Last revised: July 2020