

**RULES OF
HILLSIDE PLACE AT NEW BRITAIN CONDOMINIUM ASSOCIATION, INC.
ARTICLE III - ACTIONS OF OWNERS AND OCCUPANTS**

Section 3.1 - Annoyance or Nuisance

This policy is enacted to protect, preserve and promote the health, safety, welfare and quality of life for the residents of Hillside Place Condominium through the reduction, control, and prevention of any annoyance or nuisance.

- (a) No noxious, offensive, dangerous or unsafe activity shall be carried on in any Unit, or the Common Elements, nor shall anything be done therein either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants.
- (b) It is recognized that people have a right to and should be ensured an environment free from excessive sound and vibration, odors, and environmental and health hazards that may jeopardize their health, safety, or welfare, or degrade the quality of their lives. No Unit Owner or occupant shall make or permit any of the previously named conditions by himself or herself, his or her family, servants, employees, agents, visitors and licenses, nor do or permit anything to be done by such persons that will interfere with the rights, comforts, or convenience of other Unit Owners or occupants. No Unit Owner or occupant shall play, or suffer to be played, any musical instrument, or operate, or suffer to be operated, a phonograph, television set or radio at such high volume or in such other manner that it shall cause unreasonable disturbances to other Unit Owners or occupants.
- (c) This shall be a community, home, and property free of noise. Voices, TV, radio, and live and recorded music (especially music with bass reverberation) shall be moderated at all times in keeping with a community living environment; and there shall be quiet between the hours of 9:00 p.m. and 7:00 a.m. Sunday evening through Saturday morning and between 9:00 p.m. and 9:00 a.m. Saturday evening through Sunday morning.
- (d) The following will be exempt from the above: fire and security alarms, whether general throughout the buildings or from an individual unit or vehicle; police, fire, and medical personnel, and their vehicles, when responding to an emergency; and contractors and their vehicles, when in our employ.

Effective as of February 1, 2013 Board of Directors; language update, May 23, 2017.