

RENIHAN MEADOWS

CONDOMINIUM ASSOCIATION

SUMMER IS HERE!

As we all seek to enjoy the wonderful weather please be mindful of the Association rules. All occupants want a clean well-maintained property that looks inviting and can be enjoyed equally by all that call Renihan Meadows home.

This is a great time to refresh ourselves with the Association rules. Please contact TPW(Property Management Company) if you have any questions.

Have a wonderful summer.

**PLEASE MAKE SURE YOU KNOW AND
FOLLOW THE RULES TO AVOID ANY FINES.**

SUMMARY OF RULES FOR OWNERS AND TENANTS

For a **COMPLETE** list of rules and regulations, please go to our website

www.renihanmeadows.org

General Rules

All rules and policies apply to all owners, tenants and guests. Failure to follow the rules may result in a standard fine of \$60.00 up to \$200.00 per incident.

1. **NO DOGS ALLOWED ON RENIHAN MEADOWS PROPERTY** other than BOARD approved service animals consistent with ADA regulations. All dogs outside of unit shall be on a leash at all times and owners are responsible for picking up and properly disposing of any pet waste. Approved service dogs must wear RMCA bandana at all times when on common area of property.
2. **Limit 1 PET per unit. No cats should be outside unless it is on a leash.**
3. **Parking is limited to 2 vehicles (including motorcycles) per unit** and owners and tenants may only use the two parking spaces assigned to their unit. All residents of Renihan Meadows **MUST** register all vehicles with Property Management Company TPW to receive a parking sticker. **A parking sticker MUST be secured/displayed in the back lower right rear window at all times.** Motorcycles must also be registered and if parked in MP parking an additional \$15.00 monthly fee is required. Any vehicle not registered may be towed at owner's expense. Do not park car and motorcycle in same parking spot. **DO NOT PARK IN VP SPOTS**
4. **No loud noises** (yelling, music, slamming of doors, etc.) **between the hours of 9PM and 7 AM.** Call Lebanon Police at 448-1212 to report loud neighbors.
5. No personal (toys, tires, chairs, strollers, bikes, coolers, tables, plows, etc.) items may be left/stored outside or on steps. No clothing or rugs shall be hung from windows or on step railings. **Anything found on common area will be removed without further notice and fines issued.** If you have a deck, you must keep all items on deck as you are not entitled to additional area with the exception of a grill.

6. Bicycles shall be parked in bicycle racks ONLY or taken inside when not in use. Do not leave near steps.
7. **NO SMOKING ALLOWED IN COMMON HALLS.** Common hallway is for use when service work is necessary or when moving in or out. Common hallway is not for personal use and basement doors at end of each building MUST be kept locked at all times.
8. **DO NOT DISCARD CIGARETTE BUTTS ON COMMON AREA GROUND**
9. **NO TRASH LEFT ON STEPS** or anywhere on common area. Put in dumpsters.
10. **DUMPSTERS-** Throw only bagged household rubbish in dumpsters and close lids securely with locking pins. Do not put trash on top of dumpsters. Do not put your household trash in trash barrel at mailbox building or near playground. **DO NOT** dispose any large items such as furniture, mattresses, appliances, grills, doors, old bikes or etc. in dumpsters or dumpster area. **YOU MUST BRING TO DUMP!** All kitty litter must be bagged and disposed of in dumpster.
11. Air Conditioners must be properly installed so that water does not drip on any portion of the building. The cost of any damage caused by a homeowner's air conditioning unit will be the responsibility of the individual homeowner. This includes, but not limited to mold damage, siding damage and window frame/casing damage. Air conditioners must be maintained so that they do not make excessive noise that would be a nuisance to neighbors. If your air conditioner is a nuisance and causes a disturbance to your neighbor, you will be asked to remove or replace your air conditioning unit. Any air conditioning unit installed in older windows must have clear plexiglass in a matching wood frame to the white window over the A/C unit. (No cardboard, styrofoam or plywood allowed as filler over A/C unit).
12. **Decks-** All deck furniture and toys must be stored neatly on deck. A clear path of egress must be maintained from back door of unit to deck steps. All 10' x 12' decks must be maintained by owner. Deck color (Sherwin Williams- Salem Red) should match the color of the front steps and any deck not conforming to proper color after July 31, 2019 will be fined.
13. Per Lebanon Fire Department, grills cannot be used within 10' of the building. Failure to comply with this State Fire Code may result in a fine of \$1000 per Chapter 651 of the State of New Hampshire Criminal Code, as well as a fine imposed by the Condo Association. When a grill is not in use, it must be stored neatly on the backside of each unit. Limit of 1 grill per unit. If anything other than gas or charcoal is used in grill, a burn permit is required from the Lebanon Fire Dept.

14. Garden Chimneys may be used in open areas away from building after a burn permit has been obtained from Lebanon Fire Department and must be stored on deck or in unit when not in use.
15. **NO FIREWORKS** of any kind shall be discharged on Renihan Meadows property at any time.
16. All birdfeeders **MUST** be removed after April 1st through December 1st due to the potential of attracting bears.
17. Inoperable, unregistered or un-inspected vehicles shall not be parked on Renihan Meadows property. They will be towed at owners expense.
18. No maintenance (changing oil, mechanical repairs, etc.) may be done on any vehicle on Renihan Meadows property.
19. Picnic tables are found on the common area behind each building. If you use one, please move back to central area so others can use. Do not leave personal belongings on table. Do not let children stand on picnic tables.
20. Satellite dishes may **NOT** be installed on buildings. Any owner/resident wanting satellite dish service, must contact Satellite Video at (802)295-1199 for connection service to the already installed Renihan Meadows community dishes found on each building. Cost of removal of any unauthorized TV dish and/or repairs for damage to the exterior of any building caused by an owner or tenant will be assessed against the unit owner.
21. No stopping, standing or parking near entrance where area is posted. If you are dropping off or picking up a child from the bus, please do so at the bottom of the driveway near building 8.

RENIHAN MEADOWS

POOL RULES

Pool hours- 8 AM until DUSK (weather permitting)

NO LIFE GUARD ON DUTY ~ SWIM AT YOUR OWN RISK

- Anyone in the enclosed pool area **MUST** wear a Renihan Meadows issued pool wristband AT ALL TIMES. Failure to comply may result in loss of pool privileges and/or fine issued for each person. **NO EXCEPTIONS**
For example- 2 people in pool area not wearing wristbands would result in \$120.00 fine.
- Pool use is for Renihan Meadows residents and their guests only. **No more than two (2) guests at a time** and residents **MUST** be present with guests at pool at all times.
- No one under the age of 15 years old allowed in pool without adult supervision.
- No one with any communicable disease shall enter the pool.
- No food or drink of any kind (except plastic water bottles) is allowed in enclosed pool area.
- Swimsuits only. No pants or shoes in the pool.
- **NO SMOKING** inside enclosed pool area.
- One adult may not watch more than three (3) children at a time inside enclosed pool area.
- Keep children off the dividing rope in the pool.
- During inclement weather, such as lightning, thunder or other such conditions hazardous to swimmers, everyone is required to leave the pool area.
- No spouting of water, spitting or discharge of bodily fluids in pool water or on deck area surrounding the pool.
- No diapered children in the pool unless wearing diapers specifically designed for pool activity.
- No wheeled vehicles (excluding wheelchairs) permitted in the pool area.
- Gates to pool **MUST** be closed at all times.
- Pool closes at dusk. Anyone caught in pool after hours will be fined **\$200** and pool privileges will be suspended for 1 year.

RENIHAN MEADOWS

TENNIS / BASKETBALL/ VOLLEYBALL

COURT RULES



- Anyone using the court does so at their own risk.
- Use of court is restricted to only Renihan Meadow residents. Any guest must be accompanied by resident at all times.
- Court courtesy - please be respectful and limit time to 1 hour if others are waiting to use court.
- No wheeled vehicles (excluding wheelchairs) allowed inside fenced area. This includes but not limited to bikes, roller skates, carriages, scooters, and wagons.
- No food or drink of any kind (except plastic water bottles) is allowed inside court area.
- No chalk or marking of any type on court surface.
- Please be respectful of area and pick any trash before you leave.