

Kasson Grove Property Owners Association

Bethlehem, Connecticut Adopted August 1, 2010

Ordinances

The following ordinances are promulgated under authority of the Charter of the Kasson Grove Property Owners Association, Section 2 of Special Act 57-345, and Sections 7-157 and 7-328(a) of the Connecticut General Statutes.

2010.1 – Annual Meeting. The Association's annual meeting shall be on the second Saturday of July unless adjourned to a different date selected by the Board.

2010.2 – Conflicts of Interest. No officer, employee, or appointee of the Association or member of the Board of Governors shall directly or indirectly (a) be financially interested or have any personal beneficial interest in any contract or purchase order for any supplies, materials, equipment, or contractual services furnished to or used by the Association, or (b) accept or receive from any person, firm, or corporation to which any contract or purchase order may be awarded by the Association, by rebate, gifts, or otherwise, any money, or anything of value whatsoever, or any promise, obligation, or contract for future reward or compensation. Any such transaction shall be void and unenforceable against the Association unless ratified by a majority of the Board or voters at any duly-called annual or special meeting upon full disclosure of the relevant facts. This provision does not apply to good faith expense reimbursals or compensation lawfully established by contract or ordinance.

2010.3 – Standing Committees. The following committees of the Association are permanently established: (a) Security, Roads, and Sanitation; (b) Waterfront and Lake; (c) Social and Communication; and (d) Nominating. These committees shall be composed of and chaired by such voters as the Board may appoint from time to time, except that no Officer or member of

the Board of Governors may be appointed to the Auditing Committee.

2010.4 – Notices. All property owners and residents must notify the Association's Clerk of the name and mailing address to which all notices, bills, and correspondence are to be sent. The Association is authorized to send all such communications in any manner and to any location which the Clerk believes is likely to result in actual notification.

2010.5 – Association Property. No person may build on, obstruct, alter, or otherwise disturb, or leave litter, furniture, lawn refuse, or other unauthorized material or objects on, any land owned or maintained by the Association. No person may trim, alter, damage, remove, or affix anything to any tree, shrub, or other landscaping owned or maintained by the Association. No person may take for personal use, sell, alter, damage, or destroy any tools, equipment, documents, or other items owned by the Association without the written approval of the Board.

2010.6 – Vehicles. No person may operate or park an automobile or other motorized vehicle within the Association except: (a) on roadways and areas owned or maintained by the Association which are designated for such use; (b) on land owned by a resident with the resident's permission; (c) in strict compliance with all posted signage (speed limit, one way, stop, no parking, and the like); and (d) in compliance with all applicable laws and regulations of the State of Connecticut and Town of Bethlehem. No unregistered motorized vehicles (unless exempted by State law) including all-terrain vehicles, go-carts, snowmobiles, or like kind vehicles, may be operated on any land owned or maintained by the Association at any time. Double-parking is prohibited. Any abandoned, unregistered, or nuisance vehicle on or obstructing any land owned or maintained by the Association may be towed at the owner's expense.

2010.7 – Animals. No animal which is undomesticated, bred or maintained for commercial purposes, intended for consumption, or actually or traditionally housed in outdoor caging or pens, or which violates any law or regulation of the State of Connecticut or Town of Bethlehem, may be brought or kept within the Association's boundaries at any time.

Residents are responsible for their pets at all times, including monitoring the pet's own well-being, protecting all people, property, and other animals from them, and preventing any noise, odors, activities, or conditions disruptive to other residents. Pets must be curbed at all times, and the Board shall have the power to impose fines against any resident who fails to immediately and completely clean up all pet droppings. Any animal which the Board determines is causing a nuisance or unreasonable disturbance or noise shall be permanently removed, by the property owner, from the Association's boundaries upon 48 hours' notice to the property owner.

2010.8 – Unsafe Conditions. No person may cause or permit any hazardous, unsanitary, or blight condition to exist within the Association, including but not limited to refuse materials, improperly-stored chemicals, rotten wood or food, accumulated junk, stagnant or diverted water, and feeding or breeding conditions for mosquitoes, vermin, or other pests.

2010.9 – Refuse. No person may cause or permit any refuse to remain outdoors within the Association's boundaries except: (a) in suitable containers properly sealed and secured against wildlife and the elements; (b) within a reasonable time before scheduled pickups; (c) with recyclable materials sorted apart, broken down, and in appropriate bins; and (d) in compliance with all applicable laws and regulations of the State of Connecticut and Town of Bethlehem.

2010.10 – Collections. All payments made or recovered for amounts owed to the Association shall be applied in the following order: (a) first, to all collection expenses including attorney's fees incurred by the Association; (b) next, to any unsecured debts owed to the Association by contract or otherwise; (c) next, to all fines and penalties in the chronological order in which they were imposed; and (d) last, to the interest accrued on, then lien fees incurred for, then principal amounts of each respective year's unpaid taxes, in the chronological order in which they were levied.

2010.11 - Beach and Boat Launch. (Revised 2011) Use of the Association's beach property and boat launches is governed by the following rules: (a)

Beach property and boat launches are not open to the public and may be used only by the Association's property owners in good standing or residents and their guests. (b) Beach property and boat launches are closed daily and may not be used from 9:30 p.m. until sunrise, except for events approved under Ordinance 2010.12. (c) Users assume all risks of personal injury, property damage, and other losses arising from the use of beach property and boat launches. No lifeguard is on duty. Children under the age of 12 must be closely supervised by a responsible adult at all times. (d) Open fires, breakable containers, littering, watercraft in designated swimming areas, and bikes on the beach are all prohibited. (e) Dogs and pets (other than assistance animals) are not allowed on the beach property. (f) Foul language, obscene gestures, taunting, roughhousing, and all other nuisance behavior are prohibited. (g) Snowmobiles and all-terrain-vehicles may not use the beach or boat launches to access the lake. (h) All watercraft must be removed from the boat launches by October 1 of each year. (i) All applicable laws of the State of Connecticut and ordinances of the Town of Bethlehem must be obeyed. (j) Any person violating this ordinance is subject to immediate expulsion, suspension of use privileges, and enforcement actions under Ordinance 2010.13.

2010.12 - Beach Parties. Use of the Association's beach property for any party or social gathering is governed by the following rules: (a) A property owner in good standing or resident of the Association must submit a written request and agree to such terms as the Board of Governors may require. (b) The requestor accepts full responsibility for all personal injury, property damage, and other losses arising from the event and for proper cleanup afterwards, and shall indemnify the Association for any liability. (c) The requestor must submit a deposit, as established by the Board but in no event less than \$100.00, from which the costs of any such losses or failure to clean up will be deducted. (d) Residents of the Association may not be excluded from use of the beach during the event, and no more than fifty nonresidents may attend. (e) Breakable containers, live music with amplifiers, disorderly parking or parking outside of designated areas, blocking of vehicular or pedestrian traffic, and violations of the Association's applicable

ordinances are all prohibited. (f) All state laws relating to alcohol must be followed, and serving alcohol to minors is strictly forbidden. (g) The period from 10:00 p.m. to 12:00 a.m. should be limited to quiet activities without loud music or disturbances. The event must end with lights off by 12:00 a.m. Note that the Connecticut State Police are advised of all such events and are provided with a copy of this ordinance. (h) Refer to Ordinance 2010.11 for other applicable regulations.

2010.13 – Enforcement. The Board may enforce its Charter and Ordinances and protect the interests of the community by imposing fines; by prosecuting litigation in the Association's name; by abating any violation without breaching the peace; or as otherwise allowed by law. At any duly-called annual or special meeting of which the accused has been given at least ten days' notice and an opportunity to be heard and present evidence and witnesses, the Board may impose fines of up to \$100 for a first offense or \$250 for subsequent offenses plus order full restitution of any actual losses, abatement costs, or repair expenses. Each day of an ongoing violation is a separate offense.