



SAVIN ROCK CONDOMINIUM ASSOCIATION, INC.
West Walk, West Haven CT 06516

May 20, 2008

Dear Residents and Unit Owners,

Recently we conducted a full property inspection, the purpose of which was to view the condition of the property and set goals for completion of capital projects and the upgrading and improvement of SRCA's grounds. This was the first full inspection conducted by this year. This letter will share with you some of our observations and concerns relating to residents' compliance with SRCA's Rules and Regulations as well as notify you of some of the actions that the Board has authorized us to take.

First, we should all agree that SRCA is a beautiful and unique community due in large part to the diversity and individuality of its residents and to your devotion to the enhancement of SRCA community life and appearance. Because outdoor living is such a large part of community life at SRCA, you enjoy many privileges not enjoyed by residents of other condominium communities which take a cookie cutter approach to their outside appearance and strictly limit use of common areas. As resident of SRCA you are permitted, within established guidelines, to plant gardens, install patios, have outdoor furniture and grills and to otherwise enjoy the common areas of your community. Some of you believe that the areas surrounding your units are for your exclusive use, particularly where patios have been installed, and that such areas may not be trespassed upon by others. The fact is that most of these areas are common areas which can theoretically be enjoyed by all residents of the community. However, the practice has grown over the years that each of you has had near exclusive use of the area closest in proximity to your own unit. This practice has been respected for the most part by all of the other residents with the sanction of the Board. While we and the Board encourage residents to continue to be respectful of this practice, please keep in mind it cannot be rigidly observed in a community where you live in such close proximity to each other and share so many common elements and pathways.

With the privileges afforded to you as residents of this community also goes the obligation to comply with the reasonable Rules and Guidelines established by SRCA. Failure to comply with such Rules and guidelines may result in loss of those privileges. SRCA's Rules are based on common sense and on the recognition that, in order to live in peaceful enjoyment of your community, and in order to preserve your property and maintain the beauty of your grounds, certain behavior and activity needs to be prohibited, restrained, limited or regulated.

We have observed that, although the majority of residents are complying with SRCA's Rules and Regulations, a number of residents are not. Some violations are more serious than others. Some violations have been occurring for some time and have not been corrected or, in some cases, have not been enforced. Given the number of violations, we ask that you review the Rules and Regulations currently in effect for SRCA and take steps to correct any violations. We will be conducting a second property inspection in the next few weeks at which time we will note any violations which have not been corrected and issue a warning letter with a compliance date for correction. If the violation is not corrected by the compliance date, you may incur daily fines or, in some instances, we may take steps to correct the violation and charge you for any costs which are incurred in doing so.

Please see the outline below for some of the more common or serious violations.

STORAGE AND OTHER IMPROPER ITEMS IN COMMON AREAS. Common areas may not be used for storage or for placement of items other than those which have been approved in the Rules. Residents are permitted to have outdoor furniture within limits (e.g., one reasonably sized patio-style table and chairs with or without umbrella), a grill properly placed by the unit (refer to your Rules), and in the case of units with patios, approved planters which do not impede walkways. While you may occasionally have parties and put out additional furniture and chairs for such occasions, you cannot store this additional furniture in the common areas but must store it either in your sheds or inside your units. Some of you are keeping excessively large or multiple pieces of furniture outside your units. This kind of overcrowding is unsightly and unfair to your neighbors. Walkways and entryways may not be used for storage and must be kept neat and free of obstructions and debris.

The following are examples of items observed as being improperly stored or placed outside of units:

- *bicycles (against building, tied to trees);*
- *boats, masts, wind surfing boards;*
- *recycling bins, coolers*
- *tiki lights, chimes, bird feeders, fountains;*
- *sofas, long benches, long tables, hibachi tables;*
- *swings, childrens' play sets;*
- *shoes, buckets, brooms;*
- *construction material; propane tanks*
- *grills in landscaped areas maintained by SRCA*
- *unauthorized storage of boats on beach*

ATTACHMENTS TO UNITS. Nothing may be attached to the outsides of your units other than a flag holder which may be placed in an approved location on your shed. Also, no unauthorized wiring (e.g., cable wiring) may be strung across your units. There are established inputs for cable, electrical and phone wiring into the units which the utility should be aware of. You should contact Collect Associates if there are any questions about this.

PATIOS. A number of units have non-conforming patios or areas where bricks, cement blocks, astro turf, rocks and other such items have been substituted for grass or a conforming patio. You will be notified if your area needs to be brought into conformity with the Rules or remediated. Unless you can show that your area or patio is grandfathered or subject to a variance you will have a choice of either having grass replace the area in front of your unit, in which case SRCA will make arrangements with you to remediate the area with grass, or you may request installation of a conforming patio.

- If you do not have a patio and would like to install one, you must submit a patio request application to Collect Associates. Collect Associates will provide you with a copy of the paperwork that needs to be completed and approved prior to installation of a patio together with a copy of the specifications for your unit.
- You are responsible for maintaining your patio once it is properly installed. This means replacing broken light fixtures, maintaining surrounding shrubs and flower beds, keeping the patio free of weeds and grass, replacing broken bricks, etc.

PLANTINGS. Most of you do a beautiful job with the plantings outside of your units. This is one of the unique aspects of SRCA. The Board encourages and appreciates your efforts. You should nonetheless review the Rules to ensure your plantings are in compliance with SRCA's Rules.

- *IVY! All ivy and other invasive plantings need to be completely removed; these plants damage the outsides of your units as well as the foundations);*
- *vegetable and tomato plants are prohibited;*
- *overgrown, unweeded gardens;*
- *fake plants and flowers;*
- *overly large or tall shrubs planted around patios which need trimming.*
- *A number of residents have planted shrubs and flowers in the center courtyards. While this is a violation of the Rules, the Board recognizes that many of these plantings enhance the look of the courtyards. The Board will work with those courtyard residents to establish Rules for maintenance of those plantings which will need to come under supervision and approval of the Board and SRCA's landscapers.*
- *Grass growing through patios;*
- *Patio blocks in grass.*

PETS. The one pet rule is the most commonly violated rule. Residents must NOT permit their pets to urinate or defecate within the residential confines of the property. This means taking your pets out to the area across the walkway near the beach to do their business. And you must pick up after your pet. Pets may not be tied outside of units. Also, when walking your pet, it must be on a leash and under your control. Pets may not roam the common property.

Other violations noted by the Board:

- *children's toys in common areas and runways;*
- *unkempt outdoor furniture;*
- *rusted, dented storm doors;*
- *windchimes and windsocks;*
- *hanging plants attached to units;*
- *clothes, towels, blankets or bathing suits hung outside units;*
- *unkempt or nonconforming window treatments (sheets, blanks or paper may not be hung on your windows, windows must be dressed with proper window treatments at all times; window treatments cannot be a dark color on the outside and must be properly maintained);*
- *dirty garbage bins (use your trash containers and secure all garbage in tied bags; no loose garbage is allowed in garbage pails; store recycling containers in garbage bins and put out regularly);*
- *gas grills stored under overhangs; gas grills in disrepair; when stored, gas grills must not block the entrance or exit of any door and may not be stored in landscaped areas maintained by SRCA. When cooking, grills must be at least three feet from any structure. Gas grills are not allowed on the highrise.*
- *cluttered patios;*
- *cluttered common areas;*
- *artificial grass in runways and on steps;*
- *over-abundance of furniture;*
- *furniture other than patio style;*
- *air-conditioning covers should match the color of the building;*
- *plastic flowers;*
- *unauthorized decorative brick or stone walkways in common areas.*

Again, please review the Rules and Regulations carefully and take any necessary steps to correct violations. ***Please keep in mind that these violations may incur a fine if not corrected.***

We thank you in advance for your cooperation and understanding in this matter. We and the Board wish all of you an enjoyable summer!

Sincerely,



Robert Pagliaro, Property Manager
Savin Rock Condominium Association