

## **RULES AND REGULATIONS**

### **LINCOLN STATION PHASE I HOMEOWNERS ASSOCIATION, INC. RESIDENTS AND GUESTS**

The following Rules and Regulations have been adopted by the Lincoln Station Phase I Homeowners Association, Inc. for the safety, security and enjoyment of our community. **All unit owners, renters and guests are required to abide by these Rules and Regulations. Further, all unit owners are responsible for ensuring that their renters and guests abide by these Rules and Regulations.**

- 1) **FIRE SAFETY/AIR QUALITY:** Make certain to have fully operational fire extinguishers, smoke detectors and carbon monoxide detectors in your unit. Also, open pit fires, tiki torches, hibachi's and charcoal grills are not permitted anywhere at Lincoln Station, including in the common areas and on decks.
- 2) **FIREPLACE SAFETY:** Be sure to open the flue before starting a fire in your fireplace and please keep fires small. Be sure the fire is out before leaving your unit, and do not put ashes in the dumpsters.

**Renters are prohibited from using any wood/pellet burning fireplace/stove.** There are NO exceptions to this requirement from our insurance company. Unit owners who rent their units and have a wood/pellet burning fireplace/stove are required to post notice of this requirement in their rental listing, and post a physical notice of this requirement in their unit

- 3) **ASHES:** Fireplace ashes should be disposed of **ONLY WHEN THEY ARE NO LONGER BURNING** in the metal cans that are located within the dumpster enclosures. Please use a metal container when transporting the ashes from your unit to the disposal can. **DO NOT** put ashes in paper bags or the dumpsters.
- 4) **BEARS AND OTHER WILDLIFE:** Lincoln Station is located in the White Mountain National Forest. There are bears and other wildlife living in close proximity to our property. Do not do anything to try to attract bears or other wildlife. Make certain to place all garbage inside a dumpster and re-latch the dumpster when you are done depositing garbage. Click here for more information and related Lincoln, NH, Town Ordinances.
- 5) **SPEED LIMIT:** Speed limit is 5 MPH on the property. Watch for pedestrians, children, & bicycles.
- 6) **RUBBISH:** Place all rubbish in plastic bags and then in one of the two trash dumpsters. Make certain to re-latch the dumpster when you are done. All furniture and oversized or hazardous items must be brought to the Lincoln Transfer Station. **DO NOT PUT TRASH ON TOP OF OR AROUND OUTSIDE OF DUMPSTERS**
- 7) **RECYCLING:** Place all recyclable materials in one of the two recycling dumpsters. **Do NOT** place plastic bags in the recycling dumpsters (as they are NOT recyclable).
- 8) **PETS:** Pets must be on leash at all times in the common areas. Pick up all your pet's refuse. Do not permit your pet to disturb others. Renters of units are not permitted to have pets. Pets are not permitted in the clubhouse or the pool areas. There is a minimum \$100 fine for each violation of any of these rules regarding pets.

- 9) **ENJOYMENT OF LINCOLN STATION:** Unit owners, renters and guests shall not disturb or interfere with the enjoyment of others at Lincoln Station. In addition, Unit owners are responsible for ensuring that their renters and other guests do not disturb or interfere with the enjoyment of others at Lincoln Station.
- 10) **PARKING:** Each unit has two spaces right in front of the unit. Any additional vehicles must be parked in areas between buildings or in designated visitor parking spots so as not to interfere with traffic. Please be courteous to your neighbors and don't use their spaces! Click here for a map indicating the locations of designated visitor parking spaces.
- 11) **THERMOSTATS:** From November 1st -May 10th please keep temperatures in the kitchen, living room, bathrooms and entryway of your unit set no lower than 55 degrees.
- 12) **WATER IN UNITS:** When vacating your unit for several days or more, please leave your main water valve off, winter, spring, summer and fall. If you are in Buildings 27, 32, 35 or 36, during the months of December- March you must leave your water valve on and the trickler valve under your sink must be kept open.
- 13) **EXTERNAL OR STRUCTURAL CHANGES TO UNITS:** Prior to making any external or structural changes to your unit, any changes involving your electrical, plumbing or heating systems, or changes to your fireplace (e.g., installation of wood-burning stove, work affecting chimney, flue, etc.), you must obtain approval from the Association.
- 14) **AIR CONDITIONING:** Air conditioning units are not permitted to be installed in windows, or to protrude through external walls. Condensers and A/C shaft installation for central air conditioners must be installed so as to minimize their appearance from the outside and only in compliance with the Association's prior approval.
- 15) **DECKS:** Unit owners are responsible to keep their decks properly maintained, structurally sound, and neat and clean at all times. If the snow depth gets above 12" decks should be shoveled off to prevent excess weight and possible collapse.
- 16) **SNOW REMOVAL:** Please move your vehicle to a cleared space once the plows have been through. Avoid parking directly in front of walkways.
- 17) **CLUBHOUSE:** The Association's clubhouse is open on a daily basis from 9:00 A.M. to 9:30 P.M. Programmed access cards are required to gain access to the building and the indoor pool. Regulations are posted in both pool areas which must be adhered to, and smoking is not permitted in the building or pool areas. Children under the age of 14 are not permitted in the building or pool areas unless supervised by an adult.
- 18) **TENNIS COURTS:** An access key has been provided to each unit and is required to use the tennis courts. Please be sure you leave the gate closed and locked when you finish playing. Rollerblading and skateboarding are not permitted on the tennis courts.
- 19) **ADDITIONAL RULES AND REGULATIONS:** Please see the Association's Declaration of Covenants, Restrictions and Party Facilities for additional rules and regulations. ARTICLE XII sets forth additional Use Restrictions. ARTICLE XIII sets forth additional Architectural Controls. ARTICLE XIV sets forth additional Lot Improvement and Landscape Controls.

20) **ENFORCEMENT:** The Association reserves the right to set fines, instruct Lincoln Station's property manager to enter any unit as may be reasonably necessary for the safety, security and protection of people and property at Lincoln Station, and install surveillance devices (such as video cameras) in common areas, or establish any other remedies for the enforcement of the Association's Rules and Regulations from time to time.