

October 27, 2008
Sterling Woods II – Master Association
Danbury, CT
Website: www.sterlingwoods2.org

Dear Association Members:

Don't forget to come and visit Kim and me at the Platinum Club this Friday for our Annual Halloween Open House. We will be handing out treats for kids of all ages. We will be there from 4:00 PM to 7:00 PM. Make sure you stop by and visit with us!

From what we have heard, the fall dumpster program was a success. We eliminated emergency calls to our office, abuses of this service by non-residents and debris being left outside of the containers. I am hopeful this will allow us to continue to run this program again in the spring. We truly appreciate everyone who cooperated with the steps we took to prevent the problems experienced in the past.

Our first flu and pneumonia shot clinic was also a success with nearly sixty residents participating. We did follow up with the Bethel Visiting Nurse Association. They felt it was a great success too and they indicated that they will gladly return next year.

Additional good news, but we will keep our fingers crossed and our eyes open, it appears the crime rash we were experiencing has come to an end. Remember – keep your car doors locked, keep garage doors down, keep unit doors locked, report all incidents to the police and management and keep your front porch light on in the evening. Keep an eye on your neighbor as well. Thanks for helping us to keep Sterling Woods II the safe place we all expect and deserve it to be.

Last month, I provided you with information that was incorrect. I apologize for that but I am pleased to let you know that the correction is good news. The association insurance policy in place does cover betterments and improvements within your unit. We have received confirmation of that in writing from the associations' insurance agent. You should have a conversation in this regard with the agent that you purchase your homeowner policy from. You probably have too much "dwelling" coverage. You should also be aware that the association's deductible is \$1,000. Should there be an incident with interior damage, which is your responsibility, you will have coverage through the association but you will be responsible to cover the \$1,000 deductible. We are hoping to schedule a community wide meeting with our insurance agent for early 2009 to better explain insurance coverages.

The proposed change to the trash rule has now been officially adopted. We have enclosed a new rules and regulations book page (pages 10 - 11) for you to insert into your rule book. If you are ever interested, at any time we can email you the complete and latest version of the rule book.

A few other general reminders include...

At this time of year, we ask that you take a good look outside your unit and clean up as needed. In particular, seasonal items (such as gardening tools, planters, etc...) should be taken indoors and stored through the winter.

See the association website for association meeting minutes and information about the various social clubs that are available to all residents here at Sterling Woods – Social Events, Bunco Night, Bridge, Book, Knitting, Children's Arts and Crafts, and Poker. Just click on "Social Activities".

The next Master Board meeting will be held on Wednesday, November 19th. The Open Session will begin at 7:30 PM. If you would like to be heard, please notify our office the week before the meeting so we can place you on the agenda.

If Kim or I can assist you in any way, please let us know. Kim's email address is kmurray@reipropertymanagement.net.

Sincerely,

Art Stueck
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ARTICLE V - Rubbish Removal

Section 5.1 Refuse. All refuse must be bagged, tied shut and deposited in a refuse container with a tight fitting lid not to exceed 64 gallons in size and placed at curbside for pickup either after dark on the night before pickup, or on the same day as pickup. No more than two approved refuse containers are allowed. Separate tied plastic trash bags should only be used when the two approved refuse containers are full. If separate tied plastic trash bags are left out and are ripped open, your Unit will be sent a bill for any necessary clean up. Recycled refuse, excluding newspaper and cardboard are to be separated, placed in clear or blue plastic garbage bags or an approved recycling container and placed at curbside on the designated day for pickup. Cardboard must be knocked down, and newspaper tied into a bundle, before being placed at curbside for pickup. All refuse containers must be removed and brought inside your Unit the same day as the pickup.

Section 5.2 Hazardous Waste. Chemicals, or any hazardous waste (e.g.: motor oil, antifreeze, paint, etc.), shall not be put in any refuse container for pickup, nor poured down any drain on the Property. All other items (e.g. appliances, furniture, etc.) should be taken to the City of Danbury's Recycling Facility by the Unit Owner, or resident, or arrangements made with a private trash company to pick up same.

Section 5.3 Trash. No garbage container shall be stored outside a Unit. No accumulation of rubbish, debris or unsightly materials is permitted. All trash must be stored and placed for collection in an approved container and covered with a tight fitting lid. Trash containers should not exceed 64 gallons in size.

ARTICLE VI Motor Vehicles

Section 6.1 Compliance with the Laws. All persons must comply with the Connecticut State Department of Motor Vehicle Regulations, and all applicable local ordinances, while on the Sterling Woods Property.

Section 6.2 Speed Limit. The speed limit within Sterling Woods is 15 miles per hour. Speed limit and stop signs must be obeyed. Please drive on the right side of the roadway.

Section 6.3 Limitation on Types of Vehicles. No vehicles of any kind, other than licensed automobiles, licensed motorcycles, and licensed trucks having a carrying capacity of one ton or less, may be parked on any part of the exterior of the Common and Limited Common Elements. Prohibited are such vehicles as campers, trailers, boats, vehicles with more than four wheels, trucks rated at one ton or more, any off-road vehicle including All Terrain Vehicles (ATV), snow-mobiles, vehicles equipped with racks for carrying ladders, pipes, glass, etc. and/or any commercial or combination plated vehicle which are or can be used for commercial purposes. Such vehicles may, however, be kept in garages with the door closed provided that you do not require any additional parking spaces other than the one allocated on the driveway in front of your Unit.

Section 6.4 No Parking Areas. No on-street parking is permitted. No vehicles may be parked in any area other than designated parking and parked in such a manner as to block access to fire hydrants, sidewalks, pedestrian crossing areas, designated fire lanes, or emergency access ways or to restrict clear two lane passage by vehicles, nor shall they be parked in any other Unit's assigned parking space(s). Vehicles in violation may be towed after reasonable effort to contact the owner has been made. In addition, a \$50 per day fine may be levied against the Unit Owner, tenant or occupant to whom the vehicle is registered for the period that the vehicle violates these rules following Notice and Hearing.

Section 6.5 Prohibited Vehicles. Vehicles that display a trademark, business logo, for sale sign, or any advertising message shall not park overnight on any of the Common or Limited Common Elements, except those vehicles which are temporarily on the Property for the purpose of serving the Property itself, or one of the Units thereon.

Section 6.6 Unregistered Vehicles. Unregistered vehicles parked on the Common or Limited Common Elements for more than 24 hours must be removed from the property until legally registered. Operating unregistered vehicles including mopeds, off road vehicles and motor bikes on the roadways, or on the Common Elements of Sterling Woods is prohibited. Unregistered vehicles will be tagged by the City of Danbury police department and then towed at the owner's expense.

Section 6.7 Vehicle Operators. All vehicles on the roadways within Sterling Woods must be operated by licensed drivers. Persons with learning permits are not considered licensed drivers but are permitted to operate a motor vehicle when accompanied by any driver who is in compliance with the Connecticut motor vehicle laws.

Section 6.8 Repairs. No vehicle repairs are permitted.

Section 6.9 Visitor Parking. In all villages except the Birches, there are two parking spaces for each Unit, which includes an interior or attached garage space and driveway space. However, in the Birches Village there are four parking spaces, two inside the garage space and two in the driveway space. These parking spaces are referred to as your "primary parking" spaces. Visitor parking spaces may be used under the following conditions when all the Unit Owner's primary parking spots are occupied: (i) by a visitor of a Unit Owner for up to 72 hours; or (ii) by a Unit Owner for up to 72 hours and only if the resident has a visitor who is parked in at least one of the resident's primary parking spaces. If a visitor is staying longer than 72 hours, and/or the visitor parking spaces are full, additional parking is available in the Overflow Parking Area described in Section 6.10 below.

Section 6.10 Overflow Parking Area. These parking spaces may be used only under one of the following conditions, when the Unit Owners two primary parking spaces are occupied:

- (i) by the Unit Owners who own three vehicles registered to the Unit Owners' address as described in Section 6.12 below, and
- (ii) by visitors of Unit Owners.