

REGULATIONS REGARDING INSTALLATION OF PATIOS

WHEREAS, in some locations in Stony Hill Village grass will not grow beneath decks because of a lack of sun; and

WHEREAS, Unit Owners in Stony Hill Village and the Board of Directors of Stony Hill Village Condominium Association, Inc. (the "Association") desire to adopt regulations to authorize affected Unit Owners to install stone patios beneath their decks in the Common Elements of the community ; and

WHEREAS, Connecticut General Statutes Section 47-244(1) empowers the Board of Directors of the Association to regulate the use of the Common Elements and to adopt rules; and

WHEREAS, Article X (j.) of the Declaration of Stony Hill Village authorizes the Board of Directors of the Association to adopt regulations; and

WHEREAS, the Association, acting herein by William Oakley, its President, hereby certifies that a Resolution approving the following rule was duly adopted by the vote of a majority of the Directors of the Association after providing Unit Owners with notice and an opportunity to comment.

1. The Owners of Units 83 through 162 may submit written requests to the Board of Directors for permission to install gray stone paver patios beneath or on the side of their decks, together with specifications for such patio, including, specifically, the stone material proposed. The patio can not be larger than 10' x 10'.

2. The Board shall consider the Unit Owner's request at its next regularly scheduled meeting, at which time the Unit Owner shall be present to address any questions that the Board may have with regard to the proposed construction.

3. The Board shall approve, deny or modify the Unit Owner's request in writing within sixty (60) days of its receipt of such request.

5. The Board shall approve the request to install a stone patio beneath his deck if the Board determines that such patio shall be compatible with existing exterior improvements in the community. The Board shall have the authority to require modifications to the proposed plans in order insure such compatibility.

6. The installation of the stone patio shall be completed within 60 days of commencement, weather permitting.

7. The Unit owner shall and hereby does indemnify and hold the Association harmless from any loss, cost or expense resulting from the construction, including, but not limited to, tort liability, liens and code and zoning compliance.

STONY HILL VILLAGE
CONDOMINIUM ASSOCIATION, INC.

By:

