

Anglesea II Condominium Association

Rules & Regulations

Exhibit E of the Declaration of Condominium
(Revised and Adopted 10/16/2025)



SECTION A: COMMON ELEMENTS

Common Elements are areas and systems jointly owned and used by all Unit Owners. These include, but are not limited to, landscaping, walkways, exterior structures such as siding, roofs, gutters, downspouts, and shared infrastructure that serves multiple units or the entire property. Shared systems include irrigation, drainage, exterior lighting, roofing, and external electrical or utility components.

1. General Use

Common Elements and shared systems may not be altered, accessed, or interfered with without prior written approval from the Executive Board (hereafter the "Board").

2. Alterations to Exterior Elements

- a) Unit Owners may not paint or decorate the exterior of any building, make alterations, or construct improvements to the exterior—including work requested to be done by Association contractors—without prior written approval from the Board.
- b) For any exterior work approved by the Board, Unit Owners who hire contractors and subcontractors must provide a Certificate of Insurance (COI) naming the Anglesea II Homeowners Association as an additional insured prior to the start of work.
- c) Roof antennas, satellite dishes, and other exterior equipment may be installed with prior written approval from the Board.
- d) Exterior lighting fixtures may not be added or replaced without prior written approval from the Board.
- e) Whole-house generators may be installed with prior written approval from the Board. Portable generators are not permitted.
- f) Window well covers, vent covers, and drainage elements may not be removed by the Unit Owner. Homeowner responsibilities related to drainage assistance are addressed in Section A.3.(b).
- g) Exterior window awnings, shades, guards, fans or air conditioners are not allowed.
- h) Exterior features such as entrance doors, garage doors, storm/screen/sliding/bulkhead doors, windows, deck/balcony and patio awnings, and front entrance railings may be replaced or added with prior written approval from the Board.

3. Landscaping and Drainage

- a) Tree removal, trimming, or other vegetation work, including modifications to landscaping or garden beds within Common Elements, may not be performed without prior written approval from the Board.
- b) Unit Owners must not block, damage, or alter the property's irrigation or drainage systems. To the extent possible, they are encouraged to assist in keeping drainage areas clear of any items or conditions that could obstruct water flow.

4. Responsibility for Damage

Unit Owners are responsible for the full cost of repairing any damage to buildings, grounds, or irrigation systems caused by their actions or the actions of their family members, guests, contractors, or service providers. This includes, but is not limited to, damage resulting from moving, carrying, attaching, or removing any items or equipment.

5. Trash, Storage and Yard Sales

- a) Trash bins must be stored within the garage and placed at the curb for pick up no earlier than the night before pickup and returned to the garage by the evening after.
- b) Bicycles and personal items may not be stored in Common Elements.

- c) Yard sales, garage sales, or similar personal sale events are not permitted anywhere on the property.

6. Vehicles and Equipment

- a) Non-functioning or unregistered vehicles are prohibited and may be towed at the Unit Owner's expense.
- b) Routine vehicle repairs (e.g., oil changes, brake work, or tire replacement) are not permitted on the property. Emergency services, such as jump-starts or flat tire fixes, are allowed when necessary.
- c) Trailers, campers, snowmobiles, motorbikes, mini-bikes, ATVs, or similar vehicles may not be operated on the property.
- d) Vehicles may not be parked in a way that blocks access to another unit.
- e) Electric and Plug-In Hybrid Vehicles (EVs)
 - i. Chargers for electric vehicles must be installed by a licensed electrician to ensure adherence to local, state and national codes (Required by RI Law). The charger must connect to an electrical circuit dedicated only to the charger and using the homeowner's electrical system; connected in close proximity to the owner's electrical panel. The charger must be connected to a GFCI (ground fault circuit interrupter) to protect from electrical shock or fire hazard.
 - ii. Vehicle chargers are not allowed on the exterior of the unit.
 - iii. Use of extension cords, power strips, or shared/Common Element outlets for vehicle charging is prohibited.

7. Safety and Restrictions

- a) Inflatable structures (e.g.- bounce houses), trampolines, or similar equipment are not allowed.
- b) The use of guns, firearms, or any other weapons is prohibited anywhere on the property.
- c) Unit Owners may not use or store flammable or explosive substances—including but not limited to gasoline, propane, kerosene, naphtha, benzene, fireworks, or similar hazardous materials—inside a Unit, in garages, or on/under decks, balconies, or patios. Propane tanks must be stored outdoors, sheltered from direct sunlight, and kept away from any building structure or combustible material.
- d) Gas grills are permitted on decks/balconies, and patios however must be positioned as far from the building structure as reasonably possible. Electric grills are also permitted and may be used anywhere on the deck/balcony or patio.
- e) Open-flame devices—including hibachis, fire pits, smokers, charcoal grills, wood-burning grills, and chimineas—are prohibited anywhere on the property.
- f) Products or equipment powered by lithium-ion batteries (such as golf carts, scooters, or bikes) are permitted only if used, stored, and charged in accordance with the original manufacturer's safety, warranty, and maintenance guidelines.

SECTION B: LIMITED COMMON ELEMENTS (UNIT SPECIFIC)

Limited Common Elements are a subset of Common Elements that are designated for the exclusive use of specific Unit Owners. These include but are not limited to decks/balconies, patios, entrances, and garden beds that abut the Unit's foundation. Although these areas are for exclusive use, they remain Association property. Unit Owners may not modify, alter, or add to any Limited Common Element without prior written approval from the Board.

1. Safe Access - Walkways and Entrances

Walkways and entrances must be kept clear of obstruction to ensure safe entry to and exit from the units.

2. Cleanliness

Units must be kept clean and in good condition.

3. Landscaping and Plantings

- a) **Unit Owner Landscaping:** With prior written approval from the Board, Unit Owners may choose to landscape garden beds directly adjacent to their unit's foundation, deck/balcony, patio (Limited

Common Element), or the garden bed adjacent to their driveway (Common Element), using selections from the approved plant list.

Unit Owners who choose to add, remove, or replace plantings—with prior written approval from the Board and selections from the approved plant list—assume full responsibility for the purchase, care, and maintenance of any new landscaping they introduce.

- b) **Association Responsibility for Original Plantings:** The Association is responsible for managing plantings that were original to the unit at the time of the current Owner's purchase, unless those plantings are altered, removed or replaced by the Owner (see Rule B.3.a).

Dead, diseased, or damaged original plantings may be replaced at the discretion of the Association, based on the Board's judgment and available resources. If a tree or plant is replaced, a Unit Owner will be asked to assist with watering and care during the establishment period.

4. Exterior Furnishings, Decorations and Signs

- a) Unit Owners may place chairs, tables, umbrellas, gas or electric grills, and flower containers on decks/balconies or patios. All other items require prior written approval from the Board.
- b) One bird feeder or birdhouse is allowed on the unit deck/balcony or patio. A bird feeder or birdhouse may also be permitted in a Common Element or Limited Common Element with prior written approval from the Board.
- c) Holiday decorations may be displayed starting four weeks before a holiday and must be removed within three weeks after. Decorations must be limited to the front doorway, windows, and decks/balconies associated with the Unit.
- d) The American flag may be displayed by any Unit Owner in accordance with federal law, provided it is clean, undamaged, and displayed with respectful care. See *U.S. Flag Code (4 U.S. Code § 8) for guidance*.
- e) Signs, advertisements, or notices may not be displayed on windows, decks, or the exterior of buildings or Common Elements without prior written approval from the Board.
- f) Nothing may be projected from the exterior of the unit including from the windows, doors, and railings.

SECTION C: UNIT INTERIOR & MODIFICATIONS

This section outlines the rules for work and maintenance inside Units. These are privately owned spaces as defined in the Declaration. It covers modifications, contractor requirements, permitting, and temporary equipment.

1. Modifications and Maintenance

- a) Unit Owners may make any improvements or alterations to his or her unit that do not impair the structural integrity or mechanical systems or lessen the support of any portion of the condominium. See [*RI Condominium Law § 34-36.1-2.11. Alterations of units.*](#)
- b) Prior to starting work, the Unit Owners must provide written notification to the Board to allow for confirmation that the proposed alterations do not conflict with the previous rule.

2. Contractor Requirements: Insurance, License/Registration

Unit Owners are strongly encouraged to hire only insured contractors who are properly licensed or registered, as required by Rhode Island law for their respective trades.

3. Building Permits

All work must comply with applicable local building codes, and Unit Owners must obtain and post all required permits as directed by the local authority.

4. Temporary Equipment and Dumpsters

- a) If a construction dumpster, portable storage unit, or trailer is needed, the Unit Owner must obtain prior written approval from the Board.
- b) If a construction dumpster, portable storage unit, or trailer is approved by the Board, the container may remain on the property for no more than six (6) days, including delivery and removal.

SECTION D: GENERAL OWNER RESPONSIBILITIES

This section outlines expectations, behaviors, and responsibilities of Unit Owners that promote the safety, comfort, and mutual enjoyment of the community.

1. Noise and Conduct

- a) Excessive noise, including music from vehicles, is prohibited.
- b) Unit Owners must respect the peace, comfort, and rights of neighbors.
- c) Unit Owners are responsible for the actions of their children, tenants, guests, and service providers.

2. Pets

- a) Unit Owners may keep one dog (under 25 lbs.) and up to two cats (each under 15 lbs.).
- b) All pets, including those of guests or visitors, must be leashed while on Common Elements.
- c) Pet waste must be attended to immediately and disposed of using sealed bags placed in the Unit Owner's trash bin.
- d) Pets may not be kept, cared for, or managed on the property for commercial purposes.
- e) Pets must not create a nuisance or disturbance to others.
- f) Visiting pets are permitted on a temporary basis for up to seven (7) consecutive nights, provided they comply with all community pet rules. Extended visits may be permitted in special circumstances with prior written approval from the Board.

3. Exterior Openings

- a) Windows must be closed during inclement weather or when necessary to prevent damage.
- b) Items should not be hung from windows, porch railings, or decks/balconies.

4. Emergency Entry and Access Responsibility

- a) In the event of an emergency, the Association's authorized agents, contractors, or service providers may enter a Unit as necessary to address the situation.
- b) If a Unit Owner or their guest, tenant, or service provider gives a key to the Association or its agents, it is done at the Owner's own risk. The Association is not responsible for any loss, damage, or problems that may result from the use or safekeeping of the key.

BOARD APPROVAL AND SERVICE REQUESTS

All Unit Owner requests needing Board approval, as well as questions, concerns, or recommendations, must be submitted through the Association's online service request portal. If help is needed, a Board member can assist.

ENFORCEMENT

Any consent or approval granted by the Board may be revoked at any time at the Board's sole discretion. Failure to comply with these Rules and Regulations may result in fines up to \$500 per day until the violation is corrected, in accordance with the Bylaws. The Association also reserves the right to take any other legal or equitable action it deems appropriate to enforce compliance.

NONDISCRIMINATION STATEMENT

Anglesea II Condominium Association supports and complies with all Federal and State laws prohibiting discrimination based on race, color, national origin, sex, sexual orientation, age, religion, family status, or disability. If you experience discrimination or need disability-related accommodation, please contact the Board for assistance.