



Dunvegan Woods Condominium Association

Hampton, NH

Rules and Regulations

Updated and Approved by the Board of Directors

Effective: September, 2025

1. Motor Vehicles & Parking

A) **Assigned Parking** – Each unit is limited to two assigned parking spaces, marked with the unit number. These spaces are reserved exclusively for the unit's residents. Unauthorized vehicles parked in an assigned space should be reported to CP Management with the registration details. Towing may only be authorized by the Board of Directors after reasonable attempts to contact the vehicle owner.

B) **Visitor Parking** – Visitor parking areas are available for guest use. Guests must park in these spaces. If full, guests may park on the roadway temporarily, provided access for residents and emergency vehicles is maintained. Overnight roadway parking and parking on grass areas are prohibited.

C) **Winter Storms** – The plowing contractor will first clear main roads. Residents must then move vehicles to designated areas to allow for full lot clearing. Vehicles not moved in a timely manner will be subject to fines and/or towing at the owner's expense. Residents away for extended periods must make arrangements for vehicle relocation or request advance permission from the Board.

D) **Firewood Delivery** – Firewood may be delivered in the fall and stacked neatly near the unit without blocking access. Vehicles may not drive over grass to deliver wood. Firewood must not be stacked against buildings to prevent rot or pest issues.

E) **Vehicle Types** – Boats, trailers, campers, trucks over 9,200 lbs. GVW, and commercial vehicles may not be parked or stored on the property. Motorcycles are permitted only if parked in assigned spaces.

F) **Vehicle Maintenance** – Washing or non-emergency maintenance (e.g., oil changes) is not permitted on the property. Emergency repairs such as flat tire changes or battery charging are allowed.

G) **Registration** – All vehicles must display a valid state registration. Unregistered or inoperable vehicles are subject to towing at the owner's expense.

H) **Speed Limit** – The speed limit within Dunvegan Woods is 20 MPH. Residents and guests must observe posted limits.

I) **Common Area Damage** – Residents or guests whose vehicles cause damage to common property or landscaping will be fined a minimum of \$100 plus the full cost of repairs.

2. Garbage & Rubbish

A) **Trash Disposal** – Only small household trash may be disposed of in dumpsters. All trash must be bagged and placed inside the container. Trash left outside or on top of dumpsters will result in a fine of up to \$250 per occurrence.

B) **Prohibited Items** – Furniture, appliances, rugs, grills, bicycles, construction materials, hazardous materials, or similar items may not be disposed of in dumpsters. Violations are subject to a fine of up to \$250 plus reimbursement of removal costs. Residents must bring such items to the Town of Hampton Transfer Station at 1 Hardardt's Way.

C) **Recycling** – Recycling dumpsters are available. Items must be emptied from bags before disposal; plastic bags must be discarded in regular trash. All cardboard must be flattened before disposal.

D) **Dumpster Access** – Dumpsters are emptied on Mondays and Fridays. Residents must avoid blocking access to dumpsters. If pickup trucks cannot access dumpsters, service will not occur, and residents may be fined for obstruction.

3. Use and Restriction of Units

A) **Condominium Fees** – Fees are due on the first of each month and payable to Dunvegan Woods Condominium Association. Late fees will be assessed per the bylaws for payments more than 15 days overdue.

B) **Occupancy** – No more than four persons may occupy a unit without Board approval. All occupancy must comply with applicable laws.

C) **Pets** – No pets are permitted except with prior written Board approval. A maximum of 3 indoor cats may be approved by request. Assistance animals will be reviewed with proper documentation. Please complete and submit the Assistance Animal Registration/Application Form and send to CPManagement. If approved, the following restrictions apply:

- Maximum weight: 35 pounds
- Restricted breeds: board approval in accordance with current master insurance policy guidelines
- Maximum number: one dog per unit
- Conduct: pets must be leashed in common areas, waste must be picked up immediately, and excessive noise is prohibited
- Registration: proof of vaccinations and municipal license required
- Enforcement: violations may result in fines, written warnings, or removal of the animal

D) **Storage and Deck Use** – Common areas may not be used for personal storage. Decks must remain neat and free of clutter. Bicycles, toys, boats, grills, and other items may not be left outside overnight. Exception: one cord of firewood may be stored neatly under the deck, off the ground, and away from supports. Additional storage bins may be approved by the board upon request. Please submit a Request for an Alteration of a Unit Form to CPManagement.

E) **Landscaping** – Residents may plant flowers in mulched areas directly adjacent to their units. Maintenance is the responsibility of the resident. Other alterations to common areas require Board approval.

F) **Noise** – Quiet hours are from 10:00 PM to 7:00 AM. Noise that disturbs neighbors is prohibited at all times.

G) **Exterior Appearance** – Unit exteriors may not be painted, decorated, or altered without Board approval. Window air conditioning units are prohibited. If windows/sliders are approved by the board to be replaced, the approved color is black. Please submit a Request for an Alteration of a Unit Form to CPManagement.

H) **Leasing** – Lease terms must be a minimum of six months. Owners must provide CP Management with tenant contact and vehicle information. Owners are responsible for tenant violations and unpaid fines.

I) **Chimneys** – Chimneys must be inspected and cleaned at least once every two years. Proof of cleaning must be submitted to CP Management. Failure to comply may result in exclusion from Association insurance coverage. Please submit a Chimney Certification Form to CPManagement.

J) **Fines** – The Board may impose fines of up to \$250 per violation. Continuing violations may result in additional fines. The Board may place liens and, if necessary, pursue legal action to enforce collection as provided in the bylaws. Violations may be sent electronically, via mail, or hand-delivered.