



January 27, 2004

TO: Unit Owners, Walnut Beach Condominium Association

As per Article VIII, Section 2 of the Association Bylaws, " Rules and Regulations concerning the use of Units and the Common Areas may be made and amended from time to time by the Board of Directors. Copies of such Rules and regulations shall be furnished by the Board of Directors to each Unit Owner prior to the time the same shall become effective."

Enclosed are the Motor Vehicle Rules and Regulations drafted by the Walnut Beach Board of Directors. Please put these with your copy of the Association documents.

These Rules and Regulations shall become effective February 1st, 2004.

Also enclosed is a vehicle registration form. Please complete this form and mail it to the management office no later than February 15, 2004 so that the Board of Directors will have an updated vehicle listing.

Any units not responding will be assessed a daily fine of \$ 5.00 for each day after February 15, 2004 that the registration is not received.

Board of Directors,
Walnut Beach Condominium Association

MOTOR VEHICLES

Compliance with Law. All persons will comply with Connecticut State Laws, Department of Motor Vehicle regulations, and applicable local ordinances, on the roads, drives and Property.

Limitations and Use. The use of Limited Common Element parking spaces is limited to use by the occupant of the Unit to which it is assigned as a Limited Common Element. Any vehicle must be registered in order to be parked permanently on the premises. Parking areas shall be used for no other purpose than to park motor vehicles, and loading or unloading.

Speed Limit. The speed limit on the entrance road and on other drives is 15 miles per hour.

Snowmobiles, Off Road and Unlicensed or Immobile Vehicles. Snowmobiles, off road vehicles including trail bikes, jeeps and other four wheel drive vehicles not used in maintenance are prohibited, except where licensed and equipped for passage on public highways, and actually used by licensed drivers on the paved portions of the property. Except for motor assisted bicycles and wheel chairs as permitted by state law, all motor vehicles used or parked on the property will be licensed and properly equipped in operating condition for safe travel on the public highways of the state. Except for temporary repairs not involving immobility in excess of 10 hours, motor vehicles will not be disassembled, repaired, rebuilt, painted or constructed on the property.

No Parking Areas. Vehicles may not be parked in such a manner as to block access to fire hydrants, sidewalks running perpendicular to drives, pedestrian crossing areas, designated fire lanes, or clear two lane passage by vehicles on roads and drives. Vehicles in violation will be towed after reasonable efforts to contact the person, Unit Owner or occupant to whom the vehicle is registered. In addition, a \$5.00 per day fine may be levied against the person, Unit Owner or occupant to whom the vehicle is registered, following Notice and Hearing, for the period that the vehicle violates these rules, unless at such hearing good and valid reasons are given for such violation.

Visitor Parking Spaces. Visitor spaces are for use by all unit owners and their guests. A vehicle may not occupy any Visitor's space for more than 24 consecutive hours without the written permission of the Association. Moving a vehicle from one Visitor's space to another does not void this rule. Violators may be fined \$5.00 per day against the person, Unit Owner or occupant to whom the vehicle is registered, following Notice and Hearing.



EVERGREEN PROPERTY MANAGEMENT

P.O. Box 2360
Shelton, Connecticut 06484
(203) 929-9009 • Fax: (203) 929-1386

WALNUT BEACH CONDOMINIUM ASSOCIATION

VEHICLE REGISTRATION

UNIT NUMBER _____

NAME _____

VEHICLES:

MAKE _____

MAKE _____

MODEL _____

MODEL _____

YEAR _____

YEAR _____

COLOR _____

COLOR _____

MARKER PLATE _____

MARKER PLATE _____

PLEASE MAIL THIS FORM TO THE MANAGEMENT OFFICE