

Rules and Policies adopted by the Board of Managers and landmark
decisions that set precedents for New London Lake Condominium
Association Inc.

Updated June 15, 2019

Mar 1980	Wind chimes are prohibited
Nov 1981	No wood may be stacked outside of any unit.
Dec 1982	Policy established for planting in common areas. (Requests for planting in the common areas must be submitted to the ecology committee, who will make recommendation to the board that will approve or deny said request.)
May 1983	Policy regarding responsibility for garage doors and hardware. (The garage door panels are the responsibilities of the Association. Replacement and repair of all hardware, openers and attachments to the doors are the responsibility of the owner assigned to that garage.)
Jan 1984	Fishing policy: Guests must be accompanied by owner.
Apr 1984	Realtor open house signs permitted only on that weekend.
Jun 1985	Clubhouse will not be used by owners for monthly meetings.
May 1986	Clubhouse rental form to include "Owners must be present".
Sept 1986	Apartment hallways may be locked if all owners living in that hallway approve.
May 1989	Guests must wear pool tags for identification when fishing
Dec 1989	The Board approved a lien on the property of an owner for unpaid assessment.
Feb 1990	The Board approved installation of a bathroom window. (Window installed in 2109 Apt A over bathtub.
Apr 1990	The Board approved installation of a window in an apartment brick wall. (3-pane Pella window in living room wall facing lake in 1935B)
Dec 1990	By-Law Amendment passed at special meeting. "Notwithstanding any other provision of the declaration of Horizontal Property Ownership or of these By-Laws, the cost of repair and/or replacement of exterior windows, glass doors, screens and storm doors shall be borne by the individual property owner and such repair and/or replacement shall be subject to the approval of the Board of Managers, in order to maintain the consistency of the exterior Appearance on the New London Lake Condominiums."

Aug 1991	Leasing limits were discussed. Leases are limited to one year and must be approved by the Board.
Sept 1991	By-Law passed; each Apartment shall be occupied only as a single family residence by either the owner of the Apartment or by a member of the owner's immediate family, and no owner shall lease his Apartment or enter into any other rental or letting arrangement for his apartment without the prior written consent of the Board of Managers.
Aug 1992	Owners are required to maintain a safe temperature in their unit when away.
July 1994	All gifts to NLL must go through the Board.
Dec 1994	Advisory Council formed
Jan 1996	Owners to provide emergency access keys to their unit, on a volunteer basis.
Dec 1996	The Board establishes late charge for maintenance fees. (Fees are due on the first and late after the 10 th and will be assessed an 18% late charge until paid.)
Aug 1997	Board votes to make an owner remove his rental student.
May 1998	\$10 fee adopted for each working appliance in an apartment garage.
Nov 1999	Chimney screens: owners may install; staff will maintain.
Nov 1999	Pool rules should be included in the newsletter every spring.
July 2001	"Residents and visitors under the age of fourteen must be accompanied and supervised by an adult resident or owner at all times while on New London Lake premises."
June 2002	Flotation devices over 3 feet long are prohibited in the pool.
July 2002	The Board approves NO SWIMMING signs on lake perimeter. (Recommended by insurance company loss control dept.)
Sept 2002	The Board approves requiring pet owners to sign indemnification form.
Sept 2003	Policy regarding owners who do not maintain their areas. (Owners will be warned that if they do not maintain their patio shrubs, maintenance will trim and owner will be billed \$20.)
Nov 2003	Shrubs adjacent to patios may not exceed 6 feet in height. (Previous limit was 4 feet.)
Mar 2004	Pets must be walked on a leash not to exceed 6 feet long.

Mar 2004	Aggressive pets are prohibited. (Aggression is defined as even one instance of aggressive contact toward a human being.)
Aug 2004	Every owner must have at least one working smoke alarm and batteries are to be replaced once per year.
July 2005	Guests are limited to a 30 day stay; any extension would need to be approved by the Board.
July 2005	Special meeting of the association to vote on a By-Law Amendment: "No resident of the New London Lake Condominium Association, Inc, shall be between the ages of eighteen (18) and twenty-five (25), unless such resident shall reside with at least one parent, whether natural or by legal adoption, who is a full-time resident of the New London Lake Condominium Association. The Board of the association shall have full power and discretion to determine whether a resident satisfies this provision. In reaching its determination, the Board may, but is not required to, consider factors including but not limited to: address for state and federal tax purposes, vehicle registration, domicile for voting and other purposes and actual physical presence at the New London Lake Condominium Association, Inc. This section shall not be interpreted so as to violate local, state, or federal statutes of regulations, including the Fair Housing Act."
Jan 2006	The new Intent of Sale form and Intent to Purchase form as drafted by Vicki Murphy will be used from this date forward.
Feb 2006	Ninth Amendment to the By-Laws recorded: The owner of each Apartment located on the second floor of a building shall place wall to wall carpeting in all rooms of such apartment except in the kitchen and bathrooms where alternate floor coverings may be installed. Any request for alternate floor covering must be submitted in writing to and approved by a majority vote of the Board of Managers. The subfloor shall be covered with ½ inch sound deadening board in all rooms of second floor apartments regardless of the type of floor covering used."
Mar 2006	Parking in traffic lanes on NLL streets is prohibited.
Apr 2006	The New London Lake Condominium Association Board of Managers has the authority under the bylaws to assess fines

	for violations of the By-laws and rules. The penalty will be appropriated to the violation as determined by the Board.
May 2006	All vehicles illegally parked on NLL streets must be fined and ticketed.
May 2007	All owners are required to have an emergency access key on files with the office.
Jun 2007	All assessments must be paid by check or money order and are not to be handed to maintenance staff. They are to be mailed to the office or dropped in the mailbox.
Aug 2007	<p>As of September 1, 2007, a maximum of 3 common household pets (e.g., dogs, cats) will be allowed per owner. (Pets residing at NLL prior to Sept 2007 will be exempt.)</p> <p>The pet deposit of \$100 will cover the first two pets per owner. An additional \$100 deposit will be required for any common household pets in excess of two per owner.</p> <p>Written complaints will be reviewed by the Board. If the complaint is judged to be valid but not serious enough to warrant permanent removal of the pet(s) involved, the Board will issue a "Pet By-Law Violation Notice" to the owner. There will be no charge to the owner for this initial "Pet By-Law Violation Notice". A second "Pet By-Law Violation Notice" will result in a \$15 penalty being assessed to the owner. If a third "Pet By-Law Violation Notice" is issued by the Board, the penalty will be \$75 and Article VI, Section 601(f) will be enforced (i.e., the pet will be permanently removed from the property).</p>
Aug 2007	<p>Definition of single family revisited:</p> <ul style="list-style-type: none"> • Legally married couple and their child(ren), if any. • Married couple and individual(s) that can be claimed as dependent on the married couple's federal income tax return. • One person and his/her child(ren), if any. • One person and individual(s) that can be claimed as dependent on the married couple's federal income tax return • Married couple (or individual) and person(s) who are blood relatives who are also immediate family.

Feb 2008	Apartment residents authorized to replace association steel entrance door on their unit with a wood door. Contingent on the fire code and approval of majority of their neighbors.																				
Feb 2008	Resident authorized to replace their patio door with French doors of matching color and size.																				
Aug 2009	Board approved the installation of ceramic tile on the floor of an upstairs apartment foyer.																				
Jun 2010	Board approved the installation of a side entrance door to an apartment garage.																				
Feb 2011	Construction work on units must be limited to normal business hours with respect to the neighbors.																				
Oct 2011	Realtor Open House signs may be placed 2 days prior to an open house and must be removed immediately when the open house is over.																				
Oct 2011	Free use of the clubhouse by owners is increased from once per year to twice.																				
Mar 2017	Free use of the clubhouse by owners is decreased from twice per year to once.																				
Jun 2017	<p>The New London Lake (NLL) Board voted to alter the fine structure at the Board meeting held on Tuesday, June 6, 2017. An important element in the decision was the blatant disregard for the NLL by-laws and/or rules displayed in the past few months.</p> <p>All existing fines will remain due and payable.</p> <table border="0"> <thead> <tr> <th><u>By-law or Rule violation</u></th> <th><u>Board action</u></th> </tr> </thead> <tbody> <tr> <td># 1</td> <td>Warning letter</td> </tr> <tr> <td># 2</td> <td>\$25 fine</td> </tr> <tr> <td># 3</td> <td>\$50 fine</td> </tr> <tr> <td># 4</td> <td>\$100 fine</td> </tr> <tr> <td># 5</td> <td>\$200 fine</td> </tr> <tr> <td># 6</td> <td>\$400 fine accompanied by a letter Communicating a much more Rigorous fine structure</td> </tr> <tr> <td># 7</td> <td>\$1,000</td> </tr> <tr> <td># 8</td> <td>\$1,500</td> </tr> <tr> <td># 9</td> <td>\$2,000</td> </tr> </tbody> </table>	<u>By-law or Rule violation</u>	<u>Board action</u>	# 1	Warning letter	# 2	\$25 fine	# 3	\$50 fine	# 4	\$100 fine	# 5	\$200 fine	# 6	\$400 fine accompanied by a letter Communicating a much more Rigorous fine structure	# 7	\$1,000	# 8	\$1,500	# 9	\$2,000
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	<p># 10 \$3,000</p> <p>Note: Any person with a prior violation or violations will be given a 'fresh start' using the above fine structure (for example 1st violation will result in a warning letter; 2nd violation -- \$25 fine; 3rd violation -- \$50 fine; 4th violation - - \$100 fine . . . etc.</p> <p>For your information, fines have been levied in the past for:</p> <ol style="list-style-type: none"> 1) By-Law violations -- See the NLL by-laws for more information 2) Rule violations (for example – issues at the swimming pool; or not having a pet on a leash that is not longer than six feet in length)
Oct 2017	By-Law Change: At the 2017 annual meeting, the Code of By-laws of New London Lake Condominium Association, Inc Section 3.08 was changed so that the total expenditure is now \$15,000.00. This was done by owner's vote