



[meadowside-of-woodstock.com](http://meadowside-of-woodstock.com)

## **Rules of** **Meadowside of Woodstock**

These are the Rules of Meadowside of Woodstock, Inc. Initial capitalized terms are defined in Article 1 of the Restated Declaration. For the purposes of the Rules the term “Declaration” shall refer to the document recorded in the Woodstock Land Records on October 16, 1987, in Volume 173, Page 117. The following rules apply to all Owners and occupants of units, unless modified, or changed by the Executive Board. Any provision for penalty shall follow hearing and notice.

### **Article 1** **Use of Units**

Section 1.1– Occupancy Restrictions. Unit occupancy is limited to the specific number of people which recreational vehicle is rated to sleep. The Association has the right to verify the sleeping capacity with respect all recreational vehicles. Meadowside will be open from April 1 to November 1 of each year in accordance with the Town of Woodstock Recreational Trailer Camp Ordinance. There will be no central water system service available in April until the weather is above freezing and the opening and permitting processes are complete. No Unit shall be occupied overnight until the camp is deemed to be opened by the Executive Board. Failure to comply shall result in notification of the proper authorities. The comfort stations and washing machines will be closed until the central water system is in operation.

Section 1.2 – No Commercial Use. No industry, business, trades, or commercial activities shall be conducted maintained or permitted on any part of the Common Interest Community nor shall any signs or advertising be maintained or permitted on any part of the Common Elements or any Unit. A for sale sign maybe posted on a Unit not to exceed 1 square foot unless prior authorization is received from the Board of Directors.

Section 1.3–Access by Executive Board. The Executive Board, the manager or their designated agents may have access to all units and personal property thereon in emergency situations and as stated in Section – 5.1 (a) of the By-laws.

Section 1.4 –Trash. Each Unit Owner shall be responsible for removal of refuse from their Unit to the dumpster provided by the Association. All rubbish shall be securely bagged. The Unit Owners will be responsible for disposing of large items that do not fit in the dumpster. Large items shall not be left outside of the dumpster. No storage of trash will be permitted on or outside any Unit in such a manner as to make the spread of fire or encouragement of vermin. No demolition or construction material or items that do not easily fit within the standard household trash bag maybe deposited or stored. As needed, at a time determined by the Executive Board, a large dumpster will be placed on a Common Area to accommodate the disposal of large items. Prohibited items included, but are not limited to, oil, paint, mattresses, hazardous materials, Tv's and other certain appliances. Prohibited items will be posted on a sign on the dumpster.

Section 1.5 – Alterations to Units. No alteration which significantly changes the exterior appearance of a Unit shall be made without written permission from the Executive Board. These alterations include, but are not limited to, decks, additions, outbuildings, roofs, and moving of permanent trailers. The Unit Owner is responsible for obtaining any government permits, including building permits, from the proper governmental organization. If you are not sure if a Building Permit is required, please contact your local governmental authority. The placement of gravel, pavement, or other surface materials on the Unit does not require prior written permission from the Executive Board unless digging more than 3 inches below the surface. These surface materials may be installed up to the Unit's lot line. All permanent structures or items must be built/installed 3 feet away from the lot line. The Executive Board shall determine whether an alteration significantly changes the exterior appearance of the Unit, whether the alteration is permanent, and where the lot lines reside.

Section 1.5.1 – Good Standing. Any request for an alteration will NOT be approved by the Executive Board if the Unit Owner is not in "Good Standing". A Unit Owner is considered to be in "Good Standing" if they have no balance due (electric, taxes, fees etc.) prior to the beginning of the current fiscal year (April 1) and, in the event that they have a payment agreement in place, that they are in compliance with said agreement.

Section 1.6 – Outbuildings. Not more than one temporary building, not to exceed 10' x 10' shall be allowed on the Unit for purposes of storage, subject to Executive Board approval and approvals required in Section 1.5 and 1.5.1.

Section 1.7 – Cleanliness. Each Unit Owner shall keep his or her Unit in a good state of preservation and cleanliness. No storage of trash will be permitted on or outside any Unit in such a manner as to make the spread of fire or encouragement of vermin. No demolition, construction material, other unsightly items or items that do not easily fit within the standard household trash bag may be deposited or stored outside the Unit. Failure to keep your Unit neat and clean may result in a daily fee imposed by the Executive Board.

Section 1.8– Fires. Open fires will be permitted only in fireplaces as designated by the Executive Board. “No Fire” warnings will be posted in conspicuous places when the danger of Forest Fire is high. No fires will be left unattended. Fires must be extinguished when not attended. Fires must be of reasonable size and contained within the fireplace. No bonfires will be allowed on units. No plastics, trash or garbage shall be burned.

Section 1.9 –Leasing of Units. A Unit can be leased once per camping season. All leases must be in writing and submitted to the Executive Board or manager. The names of the lessees and their permanent addresses must also be provided. All lessees shall abide by and are subject to all provisions of the Common Interest Community. All Unit Owners will be responsible for the conduct of their lessees. All assessments and fees on the Unit will be billed directly to the Unit owner.

Section 1.10–Sewerage and Gray Water. Each Unit shall have reasonable use of the dump station. Each Unit shall be afforded one sewerage pump-out per week during the camping season as part of their common element assessment. Any additional pump-out service shall be provided by the Association and assessed to the Unit owner. Gray water will not be allowed to drain onto the top of the ground on any Unit or Common Elements. Reasonable quantities of graywater will be allowed to drain into proper gray water wells on Owners’ Unit. No sewerage shall be drained onto a unit.

Section 1.11–Laundry. One clothesline, not to exceed 15 feet in length, shall be allowed on each Unit. Washing machines are not permitted in any Unit. Laundry facilities are available for a fee in the laundry room by the Recreation Hall.

Section 1.12 –Lawns. The mowing and maintenance of lawns and landscaping is the responsibility of the Unit Owner. Unit Owners of neglected lots will receive notification of violation then be given seven days to correct the violation before being billed a reasonable fee for the services of the Association.

Section 1.13– Unit Identification. All units must display a lot number on their Unit visible from the road. The identification number shall be no larger than 4 inches wide by 8 inches high and no smaller than 2 inches wide by 4 inches high.

Section 1.14– Mailboxes. All Units are entitled to a mailbox located at the entrance of the campground. There is a nominal, one-time fee for the mailbox.

Section 1.15–Check Return Charge. There will be a reasonable assessment charged for any returned check.

## **Article 2**

### **Use of Common Elements**

Section 2.1 –Obstructions. There shall be no obstruction of the Common Elements or bordering Units. All Units must be afforded the capability of clear access to and from their Unit without passing over the adjacent unit.

Section 2.2 –Proper Use. Common Elements shall be used only for the purposes for which they're designed. No person shall commit waste on the Common Elements or interfere with their proper use by others or commit any nuisances, vandalism, boisterous or improper behavior on the Common Elements which interferes with or limits the enjoyment of the Common Elements by others.

Section 2.3 –Trucks and Commercial Vehicles. Trucks used exclusively for commercial purposes, as well as other commercial vehicles are prohibited in the Community, except for temporary loading and unloading or as may be approved by the Executive Board.

Section 2.4 –Golf Carts. All golf carts must be driven by a person at least 16 years of age. Unit Owners must post their lot number clearly on the vehicle. There must be lights on the vehicle if driven after dark. All golf carts must remain on established roads within the Common Interest Community. All individuals on the golf cart must be seated in a safe manner.

Section 2.5–Bicycles. All bicycles must have lights on after dark and must abide by speed limits in the campground. The “Helmet Law” as stated in Connecticut and the Town of Woodstock must be adhered to.

Section 2.5.1--Other Vehicles. The Executive Board shall determine whether any other vehicle type will be permitted to be used in the park or will be prohibited.

Section 2.6 – Posted Signs. All signs posted by the Executive Board are considered an extension of the rules of the campground.

Section 2.7 – Meadowside sponsored events. Unit Owners and the Entertainment Committee may propose a Meadowside sponsored event to the Executive Board. A budget of expenses shall be presented to the Executive Board for review prior to approved. Once the budget and event are approved the event may be advertised and held. No funding will be disbursed without an approved budget.

### **Article 3**

#### **Actions of The Unit Owners and Occupants**

Section 3.1 –Annoyance or Nuisance. No obnoxious, offensive, indecent, dangerous, or unsafe activity shall be carried on in any Unit or the Common Elements, nor shall anything be done therein either willfully or negligently, which may be or become an annoyance or nuisance to other Unit Owners, lessees, occupants, guests and their families or hired contractors. No Unit Owner, lessee, occupants, guests, and their families, or hired contractor shall make or permit any disturbing noises by himself or herself, his or her family, servants, employees, agents, visitors, and licensees, nor do, or permit anything to be done, by such person that will interfere with the rights, comforts or convenience of the Unit Owners or occupants. No Unit Owner or occupant shall play any musical instrument, radio, television, or any other electronic sound emitting device at such high volume or in such a manner that it shall cause unreasonable disturbances to other Unit Owners, lessees, occupants, guests and their family, or hired contractors.

Section 3.1.1 – Miscellaneous Actions. No hunting or trapping is allowed anywhere in the Community. No Unit Owner can use or discharge any firearm, slingshots, archery equipment, or any instrument that will project an object which may result in bodily harm. No fireworks are allowed in the campground.

Section 3.2– Compliance with Law. No immoral, improper offensive or unlawful use may be made of the property. Unit Owners shall comply with, and conform to, all applicable laws and regulations of the United States and the State of Connecticut, and all ordinances, rules, and regulations of the Town of Woodstock.

Section 3.3 –Pets. No animals of any kind shall be raised or bred on the property. All dogs and cats must present current rabies certificates and licenses. Any pet causing or creating a nuisance or unreasonable disturbance, or noise shall be permanently removed from the property within three days after notice and hearing from the Executive Board. In no event shall any pet be permitted in any portion of the Common Elements unless carried or on a leash. Owners must pick up after their pets. No pets are allowed in the Pool Area, Recreation Hall, Showers, or Restrooms. No pets may remain in any Unit or the Common Elements from November 1 through April 1. The Unit Owner shall hold the Association harmless from any claim resulting from any action of owner’s pets. Service dogs and companion animals which are licensed and vaccinated will be permitted for those persons requiring their assistance.

Section 3.4 –Indemnification for Actions of Others. Unit Owner shall hold the Association and other Unit Owners and occupants harmless for the actions of their children, tenants, guests, pets, servants, employees, agents, invitees, or licensees.

Section 3.5 –Employees of Management. Removed 2022

Section 3.6 –Drugs and Alcohol. The use, possession and distribution of illegal drugs and drug paraphernalia are prohibited. The use of alcohol by minors, in violation of Connecticut State Law, is prohibited.

## **Article 4 Insurance**

Section 4.1 –Increase in Rating. Nothing shall be done or kept which will increase the rate of insurance on any buildings, contents thereof or units without the prior consent of the Executive Board. No Unit Owner shall permit anything to be done or kept in the Community which will result in the cancellation of insurance coverage on any of the buildings, contents thereof or Units, or which would be in violation of any law.

Section 4.2 –Rules of Insurance. Unit Owners and occupants shall comply with the rules and regulations of the New England Fire Rating Association and with the rules and regulations contained in any fire and liability insurance policy on the property.

Section 4.3 –Reports of Injury or Damage. Damage by fire or any accident affecting any person, Unit or Common Element, and persons injured by or responsible for any damage, fire or accident must be promptly reported to the Executive Board by any person having knowledge thereof.

Section 4.4–Unit Owner Insurance. Each Unit Owner shall maintain a current fire, vandalism and comprehensive liability policy on their recreational vehicle, structures, and personal property. The Association shall not be responsible for any loss or damage that was directly and negligently occasioned by it.

Section 4.5 – Owner Information Sheets. It is the Owner’s responsibility to notify the Association of any changes to their profile by submitting an Owner Information Sheet.

## **Article 5 Guests and Visitors**

Visitors are welcome and no visitor fees will be collected. The Executive Board, at its discretion, shall have the right to limit the number of visitors.

## **Article 6**

### **Motor Vehicles and Recreational Vehicles**

All Unit Owners and guest will comply with Connecticut State Laws, Department of Motor Vehicle regulations, and applicable local ordinances, on the roads, drives and property. One self-contained recreational vehicle will be allowed on each Unit. One small tent, along with the vehicle will also be allowed, but the tent shall never be the sole camp facility. The recreational vehicle is a vehicle primarily designed as temporary living quarters for recreational, travel or camping use, which has its own motor power or can be mounted on or towed by another vehicle. The basic entities are travel trailer, park model, camping trailer, truck camper, and motorhome. All recreational vehicles brought into the Common Interest Community must have approval of the Executive Board prior to being placed on a Unit. Any recreational vehicle that is moved from one Unit to another Unit must have approval of the Executive Board prior to being moved. All recreational vehicles situated on a Unit shall bear the seal of approval for fire and life safety as certified by The National Fire Prevention Association (NFPA), and the Recreational Vehicle Industry Association (RVIA). Motor homes must be operable and licensed. No recreational vehicles will be allowed without adequate holding tanks for sewage. Sewerage tanks will be cleaned out once a week. No mobile or modular homes may exist on any Units in the Community.

## **Article 7**

### **General Administrative Rules**

Section 7.1 –Parking. Unit Owners and or guests may park motor vehicles on their Unit. No vehicles shall be parked in on, or partially on, the road, or in a location which prevents neighboring Units to gain access to their property. Vehicles exceeding the parking limitations of their Unit must be parked in a designated parking lot in the community. All vehicles parked within the community shall be licensed and operable. Recreation vehicles parked in the overflow parking areas cannot be used for camping purposes or overnight stays. Repairs to vehicles, other than emergency repairs approved by the Executive Board, will not be allowed on any Unit or on the Common Elements. No vehicle shall be parked in such a manner as to impose or prevent ready access to another camper’s Unit or parking space, nor shall any vehicle be parked on roads or Common Elements. Vehicles parked in the overflow parking area for more than one week, or over the winter shall be approved by the Executive Board.

Section 7.2 –Propane. All propane containers shall be maintained in accordance with the federal, state, and local regulations.

Section 7.3 –Restrooms. All facilities will be used at the risk of the Unit Owners and their guests. Any person using the restroom shall be responsible for keeping it clean and presentable. Each Unit Owner shall be responsible for any damage caused to the restroom or its contents by either that Unit Owner or any of his family or authorized guests.

Section 7.4 –Quiet. Unless extended in advance by the Executive Board, quiet time shall be observed at 11:00 PM each night until 8:00 AM each morning.

Section 7.5 –Removed October 17, 2018

Section 7.6 –Consent in Writing. Any consent or approval required by these rules must be obtained in writing or e-mail prior to undertaking the action to which it refers.

Section 7.7 – Complaint. Any complaint regarding the management of the property or regarding actions of other Unit Owner shall be made in writing to the Executive Board. The use of the “Contact Us” tab on the camps website [meadowside-of-woodstock.com](http://meadowside-of-woodstock.com) or an e-mail to [meadowsideofwoodstock@gmail.com](mailto:meadowsideofwoodstock@gmail.com) are also accepted methods.

Section 7.8 – Resale Certificate Fee. A fee of \$50 will be assessed to the seller of a unit. This amount must be paid before closing or during the closing process.

Section 7.9 – Application of Payments Received – Annual Fee Discount

All payments received shall be applied to the oldest balance due with the result that no Annual Fee Discount, should there be one if effect, will be allowed on accounts that are not paid in full by the effective date of the Annual Fee Discount. The sole exception shall be amounts due for the last electric bill of the prior season.

Section 7.10 – Electric Shut-Off Fees

If the Executive Board decides to shut off electric to a unit for non-payment of amounts owed, the unit will be assessed a shut-off fee of \$125 to cover the cost of turning off the electric. An additional fee of \$125 will be assessed when the electric is turned back on.

Section 7.11. Lot Line Location Fee

When a unit owner, or prospective unit owner requests a determination of their lot lines, Meadowside personnel will locate the lot lines and a fee of \$50 will be assessed for the purpose of defraying the cost incurred. The fee will also be assessed when the Board of Directors requires the lot lines to be located in order to review/approve a Lot Modification.

It the event that a professional survey is requested it is the responsibility of the person who requests the survey to arrange for and pay the professional performing the survey.

Section 7.12 Use of Heavy Equipment

In order to operate heavy equipment at Meadowside of Woodstock campground the unit owner must first receive approval from the Board of Directors. A Certificate of Insurance (COI)



which specifies Meadowside of Woodstock Inc is included as a **primary and non-contributory additional insured** is also required before work can begin. The COI must be made out to:

Meadowside of Woodstock Inc  
25 Route 197  
Woodstock, CT 06281

## **Article 8**

### **General Recreational Rules**

Section 8.1 –Limited to Occupants and Guests. Passive recreational facilities, open space and woodland within the Common Elements are limited to the use of the Unit Owners and their families, lessees and guests. All facilities are used at the risk and responsibility of the user, and the user shall hold the Association harmless from damage claims by virtue of such use.

Section 8.2–Removed 9/24/2021

Section 8.3 –Reserved Areas. Specific portions of woodland or open space facilities, or specific times of recreational schedules may be reserved, or priority given, to certain age groups. Such reservations and scheduling shall be done by the Executive Board and shall be effective after publication.

Section 8.4 –Children. Parents will direct and control the activities of the children to require them to conform to the regulations. Parents will be responsible for violations, or damage caused by their children whether parents are present or not. Children will not be on the Common Elements unaccompanied by an adult after 10 PM.

Section 8.5 –Ejection for Violation. Unit Owners, occupants, guests and tenants may be summarily ejected from a recreational facility by management personnel in the event a violation of these regulations within a facility and suspended from the use until the time for Notice and Hearing concerning such violation and, thereafter suspended for the period established following such hearing.

Section 8.6 –Proper Use. Recreation facilities will be used for the purposes for which they were designed. Picnic areas, equipment, and surrounding areas shall be properly used, and may not be abused, overcrowded, vandalized, or operated in such a way as to prevent or interfere with permitted play or used by others. Rules of safety promulgated by nationally recognized organizations regulating play of a game or sport for which the facility is design will be followed, and where appropriate, customary safety equipment will be worn and used.

Section 8.7 –Pavilion. There is no charge to Unit Owners for the use of the pavilion for private parties. An agreement must be signed with the Executive Board. A refundable deposit of \$50 dollars must be provided to the Executive Board prior to using the facility. The deposit will be

returned when an inspection of the facility verifies that it has been left in a clean manner with no damage to the facility or equipment. The use of the pool and recreational hall is not included in the permission agreement. All rules of the Common Interest Community will apply to all guests.

#### Section 8.7.1 – Pavilion Rental Deposit

A refundable deposit of \$50 must accompany the request to reserve the pavilion. If it does not, the request will be noted but the reservation will not be in effect until the deposit is received. In the meantime, someone else can get the date if they make a deposit first.

## **Article 9 Swimming Pool**

### A. State Regulations

Section 9.1 –Regulation of Department of Health. Regulations required by the Connecticut State Department of Health shall be included by reference.

Section 9.2 –Bathe Before Entry. All persons shall shower before entering the pool.

Section 9.3 – Removed

Section 9.4 –Unsanitary Behavior, Spitting and Blowing Nose. Spitting and blowing the nose in the swimming pool or pool area is prohibited. Sanitary items should be disposed of in proper receptacles. No person shall urinate or defecate in the pool area. No diapers, unless they are swim diapers, are allowed on children in the pool area.

Section 9.5 – Boisterous Play. Running and boisterous or rough play is prohibited.

### B. Association Regulations.

Section 9.6 – Limitation on Number of Guests. Except by prior arrangement with the Executive Board, the number of guests of one Unit Owner in the pool area at any time may not exceed four.

Section 9.7 –Children in Pool. Children under the age of 16 shall not be allowed in the pool unless accompanied by an adult. No more than five children may be supervised by an adult at one time. No item that shall cause damage to the pool shall be permitted.

Section 9.8 – Hours. Swimming pool hours will be from 9 AM to 9 PM during the season. The season shall be determined by the Executive Board depending upon the weather and readiness condition of the pool.

Section 9.9 –Pets, etc. Pets, glassware, knives and dangerous equipment are prohibited from the pool area. Posted rules at the pool shall be followed.

Section 9.10–Supervisor’s Authority. All Unit Owners will use the pool and pool area in a safe manner. No lifeguard or supervision is provided.

Certified by the Board to be the Rules of Meadowside of Woodstock, Inc., dated August 11, 2022.