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**CERTIFICATE OF VOTE AND RESOLUTION OF THE BOARD OF TRUSTEES
OF THE SUGARLOAF CONDOMINIUM TRUST**

This Certificate of Vote and Resolution is entered into this 7TH day of FEBRUARY, 2025, by the Board of Trustees of the Sugarloaf Condominium Trust (the "Trust").

WHEREAS, reference is made to the governing documents of the Sugarloaf Condominium, the Master Deed and Declaration of Trust recorded with the Franklin County Registry of Deeds at Book 7288, Page 201, and Book 7288, Page 267, respectively, as amended; and,

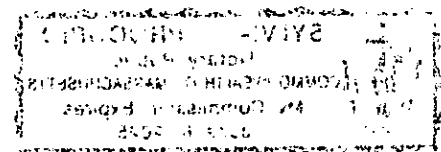
WHEREAS, the Declaration of Trust authorizes the Board of Trustees to adopt rules and regulations regarding the operation and use of the common areas and facilities and such restrictions on the requirements respecting the use, occupancy, and maintenance of the units and the use of the common areas and facilities as are consistent with the provisions of the Master Deed; and

WHEREAS, the Board of Trustees desires to update the Condominium rules and regulations in their entirety as set forth below;

NOW THEREFORE, the Board of Trustees of the Sugarloaf Condominium Trust, acting pursuant to the authority contained in the Declaration of Trust and M.G.L. c. 183A, does hereby amend the rules and regulations of the Sugarloaf Condominium as follows:

The Rules and Regulations of the Condominium are hereby amended in their entirety by replacing all current Rules and Regulations, including all previously recorded resolutions adopted by the Board of the Trust, with the new Rules and Regulations attached hereto as Exhibit A.

[Signatures Appear on the Following Page(s)]



Executed under seal this 7th day of February, 2025, by the Board of Trustees of the Sugarloaf Condominium Trust.

Leslie A. Dubinsky

Print Name: Leslie A. Dubinsky

Marsha E. Martin

Print Name: Marsha E. Martin

Bruce St. Peters

Print Name: Bruce St. Peters

Thomas Wolslegel

Print Name: THOMAS WOLSLEGEL

Print Name: _____

COMMONWEALTH OF MASSACHUSETTS

Franklin, ss.

February 7, 2025

On this 7th day of February, 2025, before me, the undersigned notary public, personally appeared Thomas Wolslegel, proved to me through satisfactory evidence of identification, which was Personal Knowledge, to be a person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose, as a duly authorized member of the Board of Trustees of the Sugarloaf Condominium Trust.

Sylvia J. Procopio
Official Signature and Seal of Notary

My Commission Expires: June 6, 2025

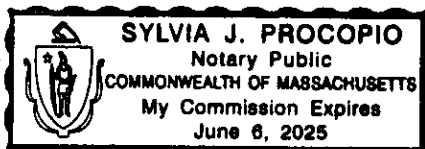


Exhibit A

RULES AND REGULATIONS OF THE SUGARLOAF CONDOMINIUM TRUST, SOUTH DEERFIELD, MA

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Introduction and Purpose

In order to promote a comfortable, functional and friendly atmosphere at the Sugarloaf Condominiums, the following Rules and Regulations regarding the community are established by the Board of Trustees as allowed under General Laws of Massachusetts, Chapter 183A, which authorizes creation of condominiums.

The Rules and Regulations are adopted in accordance with state law and with Sugarloaf Condominium Master Deed and Declaration of Trust and Bylaws on file with the Franklin County Registry of Deeds and available on the property manager's website for Sugarloaf Condominium Association (the "Association" website). Those governing documents give the Board of Trustees (the "Trustees") the authority to enact, amend, administer and enforce Rules and Regulations regarding Unit Owners, residential units and common property. Copies of the Rules and Regulations shall be furnished by the Trustees to each Unit Owner prior to the time when they become effective.

The Rules and Regulations apply to all Unit Owners, tenants, visitors, and occupants. They shall be enforceable solely by the Trustees, and shall, insofar as permitted by law, be perpetual. No Unit Owner shall be liable for any breach of the provisions of these Rules and Regulations except as such breach shall occur during ownership thereof. The Trustees, in the enforcement of these Rules and Regulations, may resort to all lawful remedies, including the levying of fines, and all fines so levied and all other enforcement expenses, including reasonable attorney fees, shall be levied upon the Unit Owner found to be in violation, and all such expenses shall become a lien upon the unit and subject to collection and enforcement.

Not everyone will agree with all the Rules and Regulations; it is impossible to satisfy every individual. Your cooperation is essential to meeting our common goals. The Trustees have established these Rules and Regulations to:

- Protect the common interests and rights of residents.
- Ensure orderly operation and use of the common elements for the good of all Unit Owners, tenants, visitors and occupants.
- Protect the common safety, common property and living environment.
- Promote a harmonious community.
- Protect and enhance home values within the community.

The Sugarloaf Condominium Master Deed and Declaration of Trust and Bylaws contain provisions defining the boundaries and use of units, common elements, ownership and occupancy and

administration of the Association. The following Rules serve to supplement those provisions and are not intended to modify or limit them.

All Unit Owners, tenants, visitors, and occupants must comply with state and local laws and bylaws. These Rules do not supersede any state or local law or bylaw.

See Appendix A for an explanation of governing documents and a glossary of terms.

Basements

Portions of the basements are common elements (as delineated in the Master Deed Section H) which are therefore controlled by the Association. Unit Owners are responsible for keeping the basement space in the same condition as the remainder of the Unit. The Trustees may engage a contractor to inspect the condition of a basement and may require maintenance, repair, or replacement work to protect the common elements.

If it is necessary, as determined by the Trustees, to have any work performed on common elements, it is the responsibility of the Unit Owner to remove and replace any portion(s) of a finished basement to allow the work to be performed. If the Unit Owner fails to remove the obstructing basement portions to allow for inspection, repair or replacement of obscured common elements, the Trustees may have the necessary work performed at the Unit Owner's expense.

Birds

Residents are allowed to place bird feeders and/or a bird house with the following conditions:

- Each unit is allowed one (1) pole.
- The pole is to be placed behind and away from the unit and positioned so as to not obstruct landscaping activities.
- Bird feeders are allowed only from December 1 – March 31, unless the source of food is recognized as not being desirable to bears. Any other depositing of edible material with the intention of feeding wildlife is prohibited.
- Hummingbird feeders are allowed during the warm weather months.
- The area below feeders and any bird house is to be kept clean.
- Bird food should be stored in a sealed container to reduce attraction of rodents.

Bird baths are allowed on rear decks, porches and patios and in the garden area at porch railing. The Unit Owner, tenant, visitor or occupant is responsible for keeping the water and the area clean.

Complaints and Communication

Complaints regarding the management of the Condominium or maintenance of the common areas and facilities, or regarding actions of other Unit Owners, tenants, visitors, or occupants shall be made in writing first to the management company, if there is one, or to Trustees if there is not.

No one shall attempt to direct, supervise, criticize, or in any manner attempt to control or request favors of any employee, vendor and/or contractors hired by the Trustees.

Residents are reminded that Trustees are members of our community and have volunteered to serve as such. Harsh, critical, threatening messages and tones are never acceptable, appropriate or justified.

Contractors

Before engaging in any work that affects common areas, including basements, the Unit Owner must first obtain Trustee approval and then any permits required by the Town of Deerfield. (Contractors should assist with the permitting process.)

For interior work done on Unit Owner property, Trustee approval is normally not required though generally, work that requires a municipal permit also requires Trustee approval. Using a properly-insured contractor protects both the Unit Owner and the Association.

The property manager maintains a list of insured and licensed contractors. The Trustees strongly recommend Unit Owners refer to this list.

The Unit Owner is responsible for all construction debris and its proper disposal by the contractor. Storage of construction materials on common area is not allowed.

Contractors are limited to working between the hours of 8 AM to 5PM, Monday – Friday unless written approval by the Trustees is given.

Damage to Common Areas

Nothing shall be done that will impair the structural integrity of any building or create a safety hazard. Nothing may penetrate any portion of the exterior of the unit without the written permission of the Trustees. However, Command Strips designed for exterior use are allowed.

Damage to any common area or element caused by the Unit Owner, tenant, visitor, occupant, pet or others hired by the Unit Owner is the sole responsibility of the Unit Owner and the Trustees may assess all such costs to the appropriate Unit pursuant to M.G.L. c. 183A, Section 6.

Debris Disposal

No one shall dispose of any materials, organic or inorganic, including but not limited to fluids, plant debris, or any other type of debris, into swales or any other property of the Association.

Decks, Porches and Patios

Each Unit Owner is responsible for the proper care and cleaning of their deck, porch, and patio. Railings, stairs, and the landing are the responsibility of the Unit Owner.

Concrete slabs as well as other deck material will be repaired and replaced at the Association's cost except as a result of Unit Owner negligence.

Following notification to a Unit Owner, the Trustees may, from time to time, engage a contractor to inspect the condition of decks, porches and patios and to provide recommendations regarding maintenance, repairs and replacement work. The Trustees may direct the Unit Owner to conduct reasonably appropriate maintenance, repairs and replacement work that is recommended as a result of such inspection or is otherwise necessary for the proper maintenance of the Association property. Trustees have the right to conduct maintenance, repairs or replacement of any deck, porch or patio at the Unit Owner's expense if the Unit Owner fails to do so. Any contractors used to perform any maintenance on these areas must meet all the requirements for contractor work contained in these rules.

No Unit Owner may install any new deck, porch, or patio or make any additions, expansions, modifications, or alterations to any existing areas without prior written consent of the Trustees.

The repair or replacement of any deck, porch or patio constructed after the sale of the unit and not on the original deed is entirely the Unit Owner's responsibility.

Potted plants are allowed on front and rear decks, porches, and patios. Placement of potted plants or any other items must ensure unobstructed access to doors.

No items may be stored under a deck.

The removal of snow from decks, porches, patios and stairs is the responsibility of Unit Owners.

Easements

Unit Owners may request an easement from the Trustees. If granted, the Trustees can impose maintenance and other restrictions and requirements, including conditions upon sale or transfer of the unit. All such easements shall be in writing and shall be recorded with the Registry.

Enclosures

Installation of an enclosure, which is the Unit Owner's expense, requires Trustee approval. All enclosures must meet the following requirements:

- The enclosure must comply with all town setback requirements and is confined to the area *directly behind the unit*.
- All enclosures are generally limited to 16'x16'. In situations with mitigating circumstances, other dimensions will be considered.
- All fencing must be white PVC vinyl similar to all current enclosures within the community.
- The wall closest to the adjoining unit must be perpendicular to the building and comprised of 6' tall solid panels. Picket fence panels should be incorporated in the design.
- Ground surface within the enclosure must be of a pervious material (e.g. grass, plants, stone, or pavers) and in all cases grading must direct water away from the unit.
- A minimum vertical clearance of 4" from ground surface to siding is required.
- The Unit Owner is responsible for all maintenance, including grass trimming along the fence outside the enclosure, the enclosure itself, as well as the grounds, plants, and animal waste inside the enclosure.
- Outdoor furniture, potted plants or garden plots are allowed in the enclosure.

Exterior Storage and Apparatus

No clothes, sheets, blankets, laundry or other articles shall be hung out of a unit or exposed on any part of the common areas and facilities. The Trustees may approve a singular, collapsible

“umbrella” clothesline for each Unit Owner so requesting, which is to be removed when not in use.

No items shall obstruct landscaping activities or be left on any part of the yard areas overnight.

Trustee-approved, professionally-installed sun shades on the rear porch may be acceptable.

Flags

United States flags are only allowed in the garden area at porch railing. The flag must be displayed on a free-standing pole.

- A written request must be filed with the Trustees.
- Any display of the Flag of the United States shall not be inconsistent with Chapter 1, Title 4 of the United States Code or any other federal or state law.
- The flag pole shall be mounted on a moveable base, stand, pole, or other device.
- In no event shall the flag, or any portion of the pole or other device used for displaying the flag, extend more than ten feet (10') above the adjacent ground level.
- The flag may be no larger than three (3) feet in width by five (5) feet in length.
- The flag shall only be displayed from dawn to dusk. No artificial lighting shall be used.

Garden Areas

Unit Owners are allowed to garden in the following areas: bed in front of porch rail; driveway strip; Condominium Association shrub bed; side and back yards parallel to foundation or deck line. Unless stated otherwise, perennials, including small, pruned shrubs, annuals, and potted plants are allowed in the garden areas. Potted plants are also allowed on decks, porches and patios.

Religious and political signs, and items that make sound or cause odors, are not allowed in any area.

In all areas, Unit Owners are responsible for ensuring that:

- Plants are maintained throughout the growing season and “put to bed” at the end of the season by removing all annuals, cutting back perennials as appropriate and taking other actions to ensure beds are neat and orderly throughout the year.
- Plants are placed and pruned to allow airflow, generally 6", between plants and buildings and do not encroach upon common areas. Plants are to be five feet or less in height and may not obstruct windows.

- Trellises are far enough from the building to allow air flow and should be no higher than five feet.
- Grading must enable water to flow away from the foundation of the unit.
- Bark mulch should be natural, dark brown or black and must be consistent throughout all beds of a condo unit. Mulch must be at least 4" below the siding.
- Application of fertilizer and other treatment must stay within the boundaries of the garden areas and not treat any lawn area.
- Vegetables can be grown in enclosures or in pots on the decks, porches and patios.
- *No cannabis shall be grown on Condominium common areas.*

For each area, the following specific rules apply:

- Condominium Association Shrub Bed
 - Unit Owners may add plants to the Condominium Association shrub bed. However, if planted, the bed becomes the maintenance responsibility of the Unit Owner, which includes weeding, edging, and applying mulch as needed.
 - *The Association is responsible for maintenance of their original shrubs.*
 - Garden hoses should be contained in the mulched area so as not to disrupt the landscapers.
 - Trellises are not allowed in Association Shrub Bed.
- Decks, porches and patios
 - Potted plants and holiday decorations are allowed on decks, porches and patios.
- Driveway Strip
 - Gardening in the driveway strip requires the advance written approval of adjoining Unit Owners and the Trustees.
 - Potted plants are allowed but must be removed prior to first plowable snow event.
 - The Condominium Association and contractors are not responsible for damage to plants (potted or otherwise) caused by plowing or landscaping. Unit Owner is responsible for damage to contractors' equipment and/or Association property that was caused by anything within the driveway strip.
 - Any material on driveways from the bed must be promptly removed.
 - Ornamental rocks must be below or at grade of the paved driveway or removed before the first plowable snow event.
 - A single trellis is allowed between garage doors.
- Garden area at porch railing
 - Owners may use any ground covering they desire.
 - Statues and other sculptural items, excepting those of a political or religious nature, are allowed.

- Side and Back Yards Parallel to Foundation or Deck Line
 - Gardening can occur three feet from foundation or deck line. Any extension of planting areas beyond three feet requires Trustee approval.
 - A border treatment requires advance Trustee approval.

Grills

Liquid-propane grills are to be located at least 10 feet away from the building or deck (concrete, wood or composite) at all times, whether in use or not. Liquid propane grills are only allowed in the rear of units in the area that allows for installation of an enclosure or a pad consisting of stone or pavers. They are not allowed at any other location.

Approval of design, location and construction of pads must be obtained by the Trustees. Refer to Enclosures for an enclosed grill space. The Unit Owner is responsible for grass trimming around enclosures and pads.

Electric Grills may be used within manufacturer's instructions on decks, porches and patios.

All grills must be attended to at all times during use. Excessive smoke and/or fumes, which can annoy neighbors, is prohibited.

Charcoal grills and fire pits (or any other similar device that utilizes open flame) are not allowed on Sugarloaf Condominium property.

Hazardous Materials

No Unit Owner, tenant, visitor, or occupant shall store any combustible substance in the unit. Medical oxygen and customary residential or medical cleaning fluids are allowed.

Holiday and Seasonal Decorations

Holiday and seasonal decorations are allowed on decks, porches and patios and in the garden area at porch railing.

Holiday and seasonal decorations are to be reasonably time-limited.

House Battery and Heat Pumps

The Trustees do not have a policy at this time. It is understood that requests for house batteries and heat pumps will be forthcoming. Any requests to install these elements must be submitted to the Trustees and will be subject to prior written approval.

Insurance

No activity that could cancel or increase the cost of insurance to the Condominium Association is ever permitted. A Unit Owner will be responsible for all increased insurance costs caused by their actions or those of a tenant, visitor, or occupant of their unit.

Nuisance

No offensive activity shall be allowed in any unit or common area, either willfully or negligently, which may be or become an annoyance or nuisance to other occupants.

The volume of voices, television sets, radios, stereo devices, musical instruments, or any other audio source shall not be operated in any manner by a Unit Owner, tenant, visitor, or occupant that would result in sounds being heard in any other unit.

No noxious fumes and odors should emanate from a unit or from a Unit Owner's yard.

Personal Property

All personal property of the Unit Owner, tenant, visitor or occupant, whether in the units, common areas, parking spaces or elsewhere on the Association property is the sole responsibility of the Unit Owner. The Association has no responsibility for personal property.

Pets

At their sole liability, any Unit Owner, tenant, or occupant may keep a total of three domestic animals (dogs and cats) but no more than two dogs. All dogs living on Association property must be appropriately licensed with the Town. The Unit Owner shall be responsible for clean-up and proper disposal of any pet waste. Owners may also maintain an indoor aquarium of reasonable

residential size with fish, as well as small caged birds, but no reptiles, rodents or wild animals of any kind.

No Unit Owner or occupant may keep, breed, or maintain any pet for commercial use.

No pet shall be permitted in any portion of the common areas, unless carried or on a leash under the control of the Unit Owner or a responsible adult.

No pet shall be staked or tied out of doors when the owner is not present.

The Unit Owner shall be responsible for any and all damages to persons or property caused by the pet and shall indemnify and hold harmless the Condominium Association. This also applies to visiting pets. (Individual dog owners may want to consider personal liability insurance.)

In the event that a pet has caused harm or injury to any person or other pet, the Animal Control Officer of the Town of Deerfield must be called and the Trustees notified. An official complaint must be filed. Should a hearing authority determine that the dog is a danger, the dog must be removed from the Association property.

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NOTE: A dog is considered dangerous if it attacks a person or domestic animal, *without justification* causing injury or death. A dog is also considered dangerous if it acts in a way that a reasonable person would believe poses an unjustified imminent threat of physical injury or death to a person or to a domestic or owned animal.

A dog is NOT considered dangerous based on a particular breed of dog, if it is solely growling or barking, or if it is reacting to another animal or to a person and the dog's reaction was not grossly disproportionate.

Solar

The Master Deed includes the right of a Unit Owner to request an easement from the Trustees for the purpose of installing and maintaining roof-mounted Solar Photovoltaic Panels. Any Unit Owner desiring to install a Solar Panel System must receive Trustee approval.

No installation of a Solar Panel System can occur unless and until the Trustees have approved the completed application form (a two-step process), and the Unit Owner and installer have completed all steps in the approval process, including the plans and specifications, proof of contractor's insurance and all required permits. For more information on these and additional requirements, refer to the Solar Process and Checklist, application, and easement forms.

All necessary information and forms for solar installations can be found on the property manager's website. The Unit Owner requesting solar panel installation is responsible for payment of the easement recording fee to the Franklin County Registry of Deeds and any other related fees.

Tag Sales

Residents are allowed to hold tag sales. An application for a permit from the Selectboard of the Town of Deerfield and payment of a small fee is required. The Association allows two tag sales per unit annually, which complies with Town of Deerfield bylaws.

Those conducting tag sales must abide by the following:

- Notify the Trustees and your close-by neighbors of your tag sale plans and hours (typically 8:00am to 4:00pm).
- Avoid accommodating "early birds."
- Unsold items are to be put away at the conclusion of each day.
- Monitor visitor parking throughout the tag sale to avoid interfering with garbage pickup, mail delivery or neighbors' driveways.
- Parking on grass or curbs is not allowed. Resident is responsible for any damage caused.

Trash/Garbage/Recyclables

Unit Owners are responsible for disposal of their trash, garbage, and recyclables.

All trash, garbage and recyclables to be picked up by a private service need to be in proper containers with secure lids. The containers can be placed on the curb no earlier than the night before collection and must be brought back into the garage that day.

Trustee Access

For access to units by Trustees or by contractors authorized by the Trustees, refer to Article VI, Section 13 of the Bylaws.

Vehicles

On-street parking must allow the flow of traffic and passage of emergency vehicles and adhere to street and parking bylaws of the Town of Deerfield. Parked vehicles should not obstruct sidewalks and or other common areas.

Parking on the grass is prohibited.

No unregistered vehicles are to be stored in the common areas or in the unit owner's driveway. No heavy-duty vehicles (commercial trucks or pickup style trucks rated above 3/4-ton), recreational vehicles, boats, utility trailers, boat trailers, camper trailers, or other wheeled equipment are allowed in common areas or unit driveways.

Commercial vehicles providing delivery or maintenance services to a unit are permitted.

Violations and Fines

Under Article II, Section 3j of the Declaration of Trust and Bylaws, the Trustees have the power to levy fines against Unit Owners for violations or breach of provisions of the Master Deed, Declaration of Trust and Bylaws, or these Rules and Regulations.

At the discretion of the Trustees and/or the Management Company, a notification of a violation will be issued to the Unit Owner with request for correction. Once a written notification has been sent, the Unit Owner shall have ten (10) business days to resolve the violation or reach an agreement with the Trustees for resolution. If after this time period a correction has not been made, the Trustees may, at their discretion, levy fines against the Unit Owner.

Each day a violation continues shall be considered a separate violation.

In the case of persistent or repeated violation of any of the Governing Documents, the Trustees shall have the power to require a Unit Owner to post a bond to secure adherence.

Safety violations include such things as use of fire pits, storage of flammables/combustibles, tripping hazards along common elements, etc. Safety violations are handled somewhat differently from other violations: the Trustees reserve the right to levy fines if a safety violation is not corrected promptly after notification. There is no grace period with safety violations.

The fine schedule is as follows (and is available on the property manager's website):

- First offense will be given 10 business days after written notification to correct the matter before a fine of \$25 per day is incurred. Repeat offenses will not receive the ten-day grace period prior to the accrual of fines.

- Safety violations will incur a \$100 fine per day. There is no grace period with safety violations.
- Lawn treatments other than watering will warrant a fine of \$250.

Each Unit Owner shall be responsible for all costs associated with any enforcement actions including, but not limited to, reasonable attorney's fees.

Appeals Process

Residents' Right to Hearing: Any resident aggrieved by any assessment or penalty for any violation or fine imposed by the Trustees shall have the right to a hearing before the Trustees, provided however that said resident requests a hearing in writing within ten business days of the Trustee act or action which forms the basis of the resident's grievance. Resident must include their reason any assessment or penalty should be reconsidered. Said hearing shall be held within fourteen (14) days of receipt of the written request for hearing and shall be conducted in closed session. Written requests should be sent to the property manager.

APPENDICES

Appendix A. Explanation of Governing Documents and Glossary of Terms

GOVERNING DOCUMENTS

MGL Chapter 183A	Massachusetts General Law Chapter 183A is the law that allows creation of and governs property ownership and operation of condominiums in Massachusetts. This law supersedes all of the following documents in terms of priority.
Master Deed	The Master Deed, recorded November 21, 2018, is the document that created the Sugarloaf Condominiums. It defines the boundaries of each of the units, and the common areas and elements. All Unit Owners have an undivided interest. Generally, the Master Deed can only be amended by a written and recorded 2/3 affirmative vote of the owners of all the units.
Declaration of Trust and Bylaws	<p>This is our next governing document and consists of two parts which are recorded as one document. The first part, the Declaration of Trust, established both the Sugarloaf Condominium Trust (the entity through which the business of the Condominium is conducted) and also the Condominium Association, which is called the Sugarloaf Condominium Association, or "the Association." The Association is comprised of the owners of the 70 units. The Declaration of Trust can only be amended by a 75% written and recorded affirmative vote of the owners of all the units.</p> <p>The second part is the Bylaws that established the positions of the Trustees, outlined their responsibilities in terms of managing the operations of the community, and determined meeting schedules, quorum requirements and other administrative matters. Among other things, it established the process of determining common expenses and the collection of common charges. Generally, the Bylaws can be amended by a written and recorded affirmative vote of 2/3 (66 2/3%) of the owners of all the units.</p>
Rules and Regulations	The Rules and Regulations cover the day-to-day requirements that all Unit Owners, tenants, visitors, or occupants must follow. The Rules and Regulations can be modified at any time by a majority vote of the Trustees.

GLOSSARY OF TERMS

Assessment	<p>A regular assessment is the common charge that Unit Owners pay to the Condominium Association each month to offset the common expenses.</p> <p>A special or supplemental assessment is an additional charge to cover extraordinary, unanticipated or unbudgeted items.</p>
Building	This is the term for each of the 35 residential structures on the property, each composed of two units.
CIAR (Condominium Improvement Approval Request Form)	This is the form that is used to request approval from the Trustees for any improvement project on your unit. The form can be accessed via the property manager's website.
Common Areas/ Common Elements	All of the property under the control of the Association as defined in the Master Deed.
Common Charges	The common charges are the Condominium Association fees that Unit Owners pay each month to offset the common expenses.
Common Expenses	The operating expenses of the condominium including but not limited to insurance, taxes, services, landscaping, snow removal, etc.
Contractor	The term "contractor," as used in these Rules and Regulations, refers to any person or business that provides any service for a fee.
Easement	An easement is a legal concept that allows one party to use another party's property for specific purposes. An example of an easement is the right of Trustees to enter our property to inspect our units or the right of Unit Owners to use roofs for solar panel installations (as stated in the Master Deed).
Exclusive Use Area, Limited Exclusive Use, or Exclusive Use Easement	As used in our documents, these are interchangeable terms used to describe your "personal use areas," including your front, side, and rear yard as well as the use of decks, porches, and patios. It is all common area of the Association and governed accordingly. It is your "privacy" area and it is expected that others, besides vendors or Trustees, will not be walking through or otherwise using these areas without your permission.

Property Manager	An employee or firm contracted to attend to the day-to-day administrative functions of the Association under the direction of the Trustees.
Sugarloaf Condominium Association	The Sugarloaf Condominium Association (the "Association") was created by the Sugarloaf Condominium Trust to manage and regulate the condominiums.
Trustees, Board of Trustees	These are "Natural Persons" (a legal term indicating a living human being, as opposed to a company, corporation or an organization) who are elected by the Unit Owners to manage the operations of the Sugarloaf Condominium Association and have the responsibility to see that the Governing Documents are followed.
Unit	As applied to our documents, the term "unit" refers to your residence. It is the term used to describe everything, both inside and out. The boundaries of a unit are described in Section F of the Master Deed: "Boundaries of Units."
Unit Owner	The individual(s) or entity that owns a particular unit, as recorded on the deed.