

Exhibit D

Hunter Hill

Rules & Regulations

Updated 8/13/14
Updated 8/4/15
Updated 10/1/18

The following Rules & Regulations are hereby adopted by the board of managers of the Hunter Hill Condominium Association effective January 7, 1981.

These R&R were amended at the April 8, 2008 annual HOA meeting.

[New Amendment to R&R at the August 6, 2014 annual HOA meeting.](#)

New Amendment to R&R at the August 4, 2015 annual HOA meeting.

[Amended R&R at the August 28, 2018 annual HOA meeting.](#)

- 1. Animals.** No animals or pets of any nature shall be allowed, kept or maintained at the Hunter Hill Condominiums; provided, however, that each unit owner may keep and maintain one domesticated dog or cat so long as such pet is not a nuisance or obnoxious or troublesome to any other unit or guest. Amended April 8, 2008...tenants are allowed to have one domesticated pet. ***Amended August 4, 2015...Rules and regulations to allow owners (renters are allowed 1 pet) to have two pets only.*** If any owner complained about mess or noise, and the tenant did not immediately respond to requests to correct the issues, the tenant would be given 30 days notice to leave the premises. It was agreed that owners should insert this clause in future leases. Everyone is required to immediately pick up after their dogs. [Amended August 6, 2014... to grandfather Dave Calligan at Unit #3 and his three dogs and Katie Kupcinski's at Unit #5 and her two dogs to be allowed and maintained at there unit/property. The amended rule to grandfather Dave Calligan 3 dogs and Katie Kupcinski's 2 dogs does not transfer upon sale of ownership of unit/property to future owners of said unit's/property's.](#) ***Amended August 4, 2015...'grandfathering' is for those existing pets and once those existing ('grandfathered') pets are deceased a new pet cannot replace the deceased one.*** [Amended August 28, 2018.... Rules and Regulations that only owners are allowed to have a pet \(1\) per the above Rules and Regulations. Tenants are no longer allowed to have a pet.](#)
- 2. Recreational Equipment.** No recreational equipment shall be parked, stored or maintained by any unit owner within the Hunter Hill Condominiums, unless the same is parked, stored or maintained within the condominium unit. Recreational equipment is defined to mean boats, campers, trailers of every nature and description, tents or other like kind equipment or devices.

3. Nuisances. No obnoxious or offensive activity shall be maintained or allowed within the Hunter Hill Condominiums and each unit owner shall occupy and use his condominium unit in a manner that is not offensive to the other owners.
4. Home Occupations. No home occupation shall be allowed within Hunter Hill Condominiums.
5. Motor Vehicles. Not more than two motor vehicles shall be kept, maintained or allowed within the Hunter Hill Condominiums for each condominium unit, without the prior written permission of the board of managers. No motor vehicle shall remain parked within the Hunter Hill Condominiums unless the same is in good working condition and used for actual transportation, unless the same is kept enclosed in the garage of a condominium unit.
6. Trash. No trash, debris or refuse shall be deposited within the Hunter Hill Condominiums except only within trash containers to be furnished at a central location by the Association. No fires, nor the burning of any trash, debris or materials shall be allowed outside of any unit within the Hunter Hill Condominiums except by written permission of the board of managers.
7. Firewood, Supplies and Materials. All firewood, supplies, materials or personal property pertaining to any condominium unit shall be stored, kept and maintained except within an enclosed area of the condominium unit or the limited common element pertaining in thereto.
8. Buildings and General Common Elements. The exterior of all buildings, including the walls, roof, windows, doors and fences together with the driveways, walkways and common land areas form the general common elements of the Hunter Hill Condominiums. No repairs, alterations, maintenance, improvements, nor the affixing or mounting of any devices, items or fixtures shall be made or accomplished thereto without the proper writing permission of the Association.
9. Driveways, Walkways and Entry Ways. The driveways, walkways and entry ways within the Hunter Hill Condominiums shall at all time be kept free and clear of any obstructions. No unit owner, his guests, invitees or lessees shall park their motor vehicles or in any way obstruct the free and unlimited access by the owners, guests, invitee or lessees of any other condominium unit.
10. Common Land Areas. The common land area of the general common elements shall be kept and maintained by the Association. No individual shall place, keep or maintain any items of personal property thereon without the prior written consent of the Association. No groups, gatherings or parties shall be allowed or maintained on the common land area, without the prior written consent of the board of managers.
11. Mailboxes and Identification Signs. All mailboxes and identification signs, identifying the name and address of the unit owners shall be established, kept and maintained by the Association, at or near the entrance to the Hunter Hill Condominiums.

12. *Amended to the R&R's August 28, 2018....* Basement Storage Rooms. Basement storage rooms are for owner use/storage only. Tenants are not allowed to use/store personal items in the basement storage rooms.