



RESIDENCY REGULATIONS

*Police Emergency: call **911** or **603-536-1626** (Police Dispatch)*

*Fire/Medical Emergency: call **911** or **603-524-1545** (Fire Dispatch)*

*Lincoln Condominium Management Group: Campton Office: **603-960-9061***

*24 Hour Emergency Nancy Ehlers: **603-381-7051***

GENERAL REGULATIONS

1. Owners shall not change the appearance of any portion of the exterior of the unit (including the common areas and limited common areas) or building without the approval of the Board of Directors. An exception is maintenance of small personal landscaping such as a flower garden or decorative plantings within the Limited Common Area, which must always be kept in good appearance and not intrude closer than ~24" from the walls of the building. [A Highland Colony Property Modification Form, available on the association website](#), must be completed and submitted to the board for review and approval before any exterior modifications can be made.
2. Air conditioners and heat pumps are allowed, using the following guidelines:
 - Thru-the-wall units, heat pumps and central air require approval from the Board of Directors.
3. Each owner shall be liable for any damage and all damage to their unit and/or common property which shall be caused by said owner, his lessees or invited guests, and to the extent that such damages are not covered by insurance proceeds, such owner shall be assessed for the cost of repairs.
4. Common walks and/or other common areas
 - Shall not be obstructed, littered, defaced or misused in any manner.
 - No signs may be placed within the common area.
 - Please use care when planting/gardening to ensure that plowing or mowing is not impeded.
 - No planting should be done on the leach fields.
 - Any plantings on the common areas need [Board approval](#).
 - All fuel tanks and any approved external appliances must be reasonably shielded from the public view.
5. Pets shall be under the control of their owner at all times. Owners are expected to clean up after their pets.



HOMEOWNERS ASSOCIATION
Holderness, New Hampshire 03245

6. **Fireworks:** Use of fireworks is not allowed.
7. Each unit owner shall permit reasonable access to his exclusive property as referenced in [By-Laws Article 7-100](#). For the purpose of providing access to each unit in emergency situations during their absence, each owner shall leave a key with the property manager or some other person residing on the premises after notifying the Association Property Manager of its location.
8. Two parking spaces have been assigned for each unit owner whenever possible.
 - Only registered motor vehicles (passenger cars or trucks) may be parked in unsheltered parking areas.
 - **Parking Obstructions:** Any vehicle parked in such a way as to prevent access or egress from any road, passage, fire lanes, or parking spaces is subject to being towed.
 - Any boat, minibike, motorcycle, snowmobile, camping trailer, boat trailer, golf cart, utility trailer, ATV or similar terrain vehicle must be housed in the homeowner's garage or [designated storage area](#).
 - Snowmobiles, mini-bikes or ATVs or similar recreation vehicles shall not be used on premises of the Association property.
9. Units may be leased by its owner without approval of the Board of Directors. Occupancy under lease shall only be by the tenant and his family and guests (**no more than 2 unrelated persons**). All such leases or rentals shall be subject in all respects to these Residency Regulations, lessee must be given a copy.
10. Air B&B short term rentals are not permitted.

WATER USAGE

The Board of Directors will work in concert with the HCHA Water System Engineer and the [New Hampshire Department of Environmental Services](#) to set water usage rules for the Condominium Association as necessary.

- Please be environmentally considerate when watering lawns.
- During water or system emergencies, the Board of Directors or the Water System Engineer has the authority to further regulate the use of water at the Condominium upon notification to all Unit owners.
- Turn off min valve to water supply when leaving for an extended time and set thermostat to not less than 55 degrees. (Exception being if unit uses a hot water circulating heating system, in which case the water should be left on).



HOMEOWNERS ASSOCIATION
Holderness, New Hampshire 03245

- Excessive use of garbage disposals is discouraged, as they can be very destructive to your septic system. Please refer to guidelines supplied by the management company.

11. Highland Colony uses septic systems. Do not put any of the following down the drains or toilets: tissues of any kind, cigarette butts, feminine sanitary products, plastic items, disposable diapers, disposable wipes, paper towels, coffee grounds, grease, oil, paints or chemicals.

12. Garbage and household trash must be contained in plastic bags and must be placed within an animal resistant container if left unattended prior to pick up. Breakdown all cardboard boxes and tie or bag newspapers. Please recycle according to the guidelines supplied but the management company for the subcontractor who picks up the trash for the Colony. Special arrangements must be made through the Property Manager for non-household items such as Christmas trees, gas grills, etc., which may be picked up for an additional charge.

HIGHLAND COLONY FACILITY REGULATIONS

Tennis Court

- The tennis court is for the use of unit owners (including renters) and their guests only.
- Proper tennis court footwear is required. No black soled shoes are permitted within the courts area.
- Use of the basketball backboard is permitted only when there is no tennis activity and only if appropriate soled shoes are used.
- Other than the above (tennis & basketball), no other activity is permitted within the court area.

Swimming Pool

- The pool is for use of unit owners (including renters) and their guests only.
- Please shower before using the pool after strenuous physical activity.
- Proper swim attire is required.
- Children under age fourteen (14) must be accompanied by an adult.
- Diapers are not permitted in the pool.
- No glass bottles or glass containers are permitted within the enclosed pool area.
- No pets are allowed within the enclosed pool area.
- No diving is allowed.
- Use discretion when using flotation devices or other water toys.
- No lifeguard is provided. Swimmers do so at their own risk.