

**ASSOCIATION OF UNIT OWNERS OF
TANGLEWOOD HILLS CONDOMINIUMS**

Resolution of the Board of Directors

NUISANCE (NOISE) POLICY

RECITALS

WHEREAS:

1. Article 4, Section 4.2 of the Bylaws vests the Board of Directors with the power to exercise, for the Association, all of the powers and duties necessary for the administration of the affairs of the Association;
2. Article 4, Section 4.3.8 of the Bylaws empowers the Board of Directors to adopt and modify rules and regulations governing the conduct of persons and the operation and use of the units and common elements, as it may deem necessary or appropriate, in order to assure the peaceful and orderly use and enjoyment of the condominium property;
3. Article 7, Section 7.6 of the Bylaws provides that no nuisances that interfere with the peaceful possession and property use of the property by its residents shall be allowed upon the Condominium property; and
4. For the benefit and protection of the Association and of the individual owners, the Board of Directors deems it necessary and desirable to establish a nuisance policy regarding noise to ensure that its provisions bind owners, tenants, guests and other users and to promote a peaceful community.

RESOLUTION

LET IT BE RESOLVED THAT:

- I. All excess noise outside of the time periods from 8:00 a.m. to 10:00 p.m. on weekdays (Monday through Friday) and from 10:00 a.m. to 10:00 p.m. on weekends (Saturday and Sunday) shall be a violation of this nuisance policy except as provided below. Excess noise shall be defined as follows:
 - i. Excess noise interior to a unit, including, but not limited to, loud music, parties, and domestic disturbances;

- ii. Excess noise exterior to a unit, including, but not limited to, parties and loud stereo systems in cars;
- iii. Noise caused as a result of construction activities including, but not limited to, excavation, demolition, alteration, or repair of any building or structure that occurs outside of the hours of 8:00 a.m. and 6:00 p.m. from Monday through Friday and outside the hours of 10:00 a.m. and 6:00 p.m. on Saturday and outside the hours of 10:00 a.m. and 6:00 p.m. on Sunday. Further, construction noise shall not be permitted outside the hours of 10:00 a.m. and 6:00 p.m. on the following legal holidays: New Years Day, Martin Luther King Jr.'s Birthday, President's Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, Christmas Day, and, Monday when any of the above holidays falls on the preceding Sunday and Friday, when any of the above holidays falls on the succeeding Saturday.
- iv. All other circumstances tantamount to a nuisance by reason of excess noise as determined by the Board of Directors.

- II. Violations of the above may result in imposition of fines by the Board pursuant to the *Schedule of Fines* previously enacted by the Board
- III. A copy of this Resolution shall be sent to all Owners at their last known address.

Dated this 28th day of September, 2006.

ATTEST:

Babe O'Sullivan, Chairperson,
Board of Directors

Lauranell Scarfo, Secretary
Board of Directors