



EDEN POINT

PORTSMOUTH | NH

Eden Point Condominium

Rules and Regulations

August 2025

This document is not intended to be all inclusive. Please reach out to the Declarant/BOD with any questions on the items outlined in this document.

Vehicles

1. No unregistered or uninspected vehicles, junk cars or trucks, or parts thereof shall be permitted on any lot unless stored in the garage.
2. No campers, trailers, or boats shall be stored outside of a dwelling or garage for more than three days unless approved in writing by the Declarant or BOD.

Rentals

1. Any owner may lease his property for a period of not less than twelve (12) months and shall be responsible to ensure compliance with the Declaration, Bylaws, and these Rules and Regulations by his/her tenant.
2. If an owner chooses to lease his/her unit, the unit owner is responsible for relaying any communications related to the condominium operation to his/her tenant.
3. If a tenant continues to be out of compliance with the Declaration, Bylaws, and/or these Rules and Regulations, the BOD may take action, including but not limited to requiring removal of the tenant and assessing noncompliance fees. The unit owner will be given the opportunity to correct the noncompliance prior to the BOD taking action.

Trash

1. All trash shall be disposed of in accordance with the Town Ordinances.
2. No garbage or trash shall be permitted to remain in public view, including the associated containers, except on the day of trash/recycling removal.

Noise/Nuisance

1. No nuisance shall be allowed on the property nor shall any use or practice be allowed which is a source of annoyance to its residents or which interferes with the peaceful possession or proper use of the condominium by others.



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2. No owner, tenant, occupant, or their guests shall play music or otherwise create noise anywhere within the Condominium which disturbs any other owner, tenant, or occupant.
3. No owner, family, guests, visitors, agents, permitted occupants, or servants shall make or permit any disturbing noises nor do anything that will interfere with the peaceful possession and rights of other owners.

Additional Structures (Fencing, Solar Panels, Sheds, etc.)

1. Fencing is not permitted, including electric fencing.
2. Sheds are not permitted.
3. Patio extensions are not permitted.
4. Solar panels are permitted with prior approval to be installed on a roof. No solar panels may be installed in the ground.
5. No pools, above or below ground, are permitted.
6. Flags- flag poles may not be placed in the ground however flags posted off of the front porch area exterior of a unit are allowed with BOD approval.
7. Plantings
 - a. Window boxes are permitted with the understanding that the homeowner is responsible for the maintenance of the boxes and plants and they must be kept in such a way as not to create an overgrown, unpleasant aesthetic.
 - b. No additional plantings are permitted.
8. Any additional structures or alterations (listed or not listed in this document) must be granted approval prior to installation.

Pets

1. No animal, other than common household pets, shall be kept or maintained on the property. No common household pets shall be kept, bred, or maintained for commercial purposes on the property.
2. Pets shall not cause a disturbance and nuisance.
3. Dog owners must pick up after their dog immediately.
4. Dogs must be on a leash **at all times** when outside of the unit.

Fire Suppression Systems

1. Homeowners are responsible for proper maintenance of the fire suppression system located in their unit. Annual inspections are required to ensure proper maintenance and safety of the community.
2. Annual inspection reports shall be submitted to the BOD.



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3. Any deficiencies found in an annual inspection must be corrected by the homeowner in a timely manner. Failure to correct deficiencies may result in insurance claim denial should there be a fire loss in a unit.

Miscellaneous

1. No advertisements, signs, or posters of any kind shall be posted in or on the property except as authorized by the BOD.
2. No owner, tenant, or guest shall allow the installation of wiring for electrical or telephone use, television antennae, air conditioning unit, or other machine or equipment which protrudes through the wall or the roof of any unit or is otherwise visible on the exterior of a building except as presently installed or as authorized by the BOD. No window AC unit shall be permitted in any instance in any window visible from the common driveway in the condominium.
3. No unit owner shall erect, install, or maintain any outside television and/or radio antennas. A satellite communication dish not greater than 18" in diameter is permitted only in the rear of the unit or on the roof of the unit. Should these locations preclude reception of an acceptable quality signal, the dish may be located on other areas of the unit provided the dish is screened from the view of any abutting properties. Screening must be approved by the Declarant or BOD.
4. Fuel tanks or similar storage receptacles shall not be visible from the road unless approved in writing by the Declarant or BOD.
5. Grills must be 10' from any structure while in use.
6. Holiday decorations may be put up a month in advance of the holiday. Decorations must be taken down within a month after the holiday.
7. Each unit shall be occupied and used only for residential purposes. This shall not be construed to prohibit owners from leasing their units. No accessory dwelling units shall be allowed in a unit of the condominium.