



Rules and Regulations, as of January 1, 2026

Here is a summary of the pertinent Bylaws and Rules that must be adhered to by all Unit Owners: For a fuller explanation, consult your Condo Documents, which are found on our website: <https://missionpointenh.com>

1. The speed limit on our premises is 10 mph--this is especially to be followed on the entry on Oblate Drive and the exit on Inspiration Path. Both entry and exit are One-Way streets. Please instruct visitors about the exit location.
2. Condo Fees are due no later than the first day of each month, which pays your fee for that month. Late payments are not acceptable, and offenders will be subject to late fees. The first offense will not incur a late charge fee, just a warning. The second offense will incur a \$25.00 late charge fee. We now offer and encourage the use of ACH (Automatic Clearing House) service. ACH is managed by our bank and automatically takes the correct monthly payment from your account on the 1st of the month, depositing it directly into the Mission Pointe account. The transaction will appear on your bank statement as MCA. If you would prefer to use online banking (Bill Pay), you can send the payment to Mission Pointe Condo Association, 35 Oblate Drive, Hudson, NH 03051. To be sure the check arrives on time, please instruct your bank to send it out no later than the 20th of the month, as recommended by the US Postal Service. If you wish to pay by paper check instead, there is a black lock box for condo fees located in the mail kiosk where you can submit your check, with no need for an envelope. This box is located on the right wall as you walk into the kiosk. No cash or any other mail should go in the black lock box. (MP Newsletter, 9/6/2011; MP Board Minutes, 1/8/2024; Annual meeting minutes 11/17/2025)
3. No advertisements, signs or posters of any kind shall be posted in or on any Unit or the common area. (Article II A)
4. No clothing, laundry, rugs or other objects shall be hung, shaken, or thrown from any window or exterior portion of a Unit or otherwise left or placed in such a way as to be exposed to public view. (Article II B)
5. BBQ grills should be stored in the garage or the back of their units where they will not be seen from the street. (MP Board Minutes 5/31/2011)



6. All trash barrels must be stored in the garage or otherwise out of sight during the week. No trash barrels are to be left in front of the house. All refuse and trash shall be placed in locations specifically designated by the Board. No trash containers should be placed on the street until 6 pm during summer and 3 pm during winter on the night before pickup. Barrels should be removed from the street as soon as feasible after they are emptied. (Article II B)
7. The dumpster that is near the apartment building is for use by the residents of the building only. Under no circumstances should any homeowner be using this dumpster. (MP Board, Letter to Homeowners Sept 2012)
8. Overnight street parking is not allowed. Parking is available in the parking spots that are not numbered in the large parking area behind the brick building. Unregistered and/or uninspected vehicles are not permitted to be left in the parking lots and will be towed at the owner's expense. RV parking may be allowed for short periods with permission of the Board. (Declaration of Condominium, Article II 2.7 (d))
9. No animal, other than common household pets (with the consent of the Board), shall be kept or maintained at a Unit or on Common areas. Pets shall not be permitted outside the Units unless they are accompanied by an adult person and carried or leashed. Pet owners must clean up after their pets using appropriate bags, which are then disposed of properly. The owner of the unit where a pet is kept or maintained shall be responsible and may be assessed by the Board of Directors for all damages resulting from the maintenance of said pet, and any costs incurred by the Association in enforcing the rules prescribed. Each owner shall be deemed to indemnify and hold the Board harmless against such loss or liability resulting from said pet. (Article II 1C)
10. No nuisance shall be allowed at the Condominium, 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 property use of the condominium by others. (Article II 1D)
11. No owner shall engage any employee or contractor of the Condominium on any private business, nor direct, supervise, or attempt to control any such employee. (Article II 1H)
12. It is recommended that the house numbers be black and be positioned above the center of the garage door. EMS, Fire department and delivery personnel have asked



that they be moved to this location to make it easier for them to locate addresses. All residents should make this change.



Beautifying of Home Landscaping

Owners may, with the approval of the Board of Directors, plant and maintain shrubs, flowers and similar vegetation adjacent or near the exterior walls of their unit. At the Board's discretion, if these plantings are not properly maintained, you will be billed or the plantings will be removed. Please be aware that any beautifying that occurs must be approved by the Board of Directors before the process has begun. Send an email to a member of the Board of Directors and we will gladly review and hopefully approve your plans and the area you wish to alter. (Rules and Regulations of Condo documents, Article II #2 page 75)

1. Homeowners may add plantings reasonably within a three-foot area adjacent to their foundations. Existing front gardens more than 3 feet from the foundation were in the original design and are permitted. They cannot be made larger, however. (Rules and Regulations, Article 2 #2 p. 75)
2. Homeowners may not plant vegetable plants in front or side of their home or anywhere that is visible from the street. (MP Board, Letter to Homeowners, May 2018)
3. Lawns must not contain items which impair lawn mowing activities. (MP Newsletter, 9/6/2011)

Exterior of the Home

The Board of Directors will do exterior Home Inspections every other summer.

Homeowners may not change the exterior of their home. This includes doors, windows, fences or any other exterior surface of their home. (Article II Section 1A&B, Article 4 of the Declaration section 4.2 p. 14 and Article 5 of the Bylaws section 6.)

Since each home is individually owned, each homeowner must maintain the exterior of their unit--this may include power washing the siding, painting the wood trim, cleaning the gutters, and driveway seal coating. Each owner shall, at his own expense, keep his unit including its utility systems, equipment, and other improvements in good condition and repair in the immediate area around their home. In addition to keeping the interior of the unit in good repair, each owner shall be responsible for the maintenance, repair, and replacement of the roof, windows, doors, walls (interior and exterior) siding, foundation and other elements and improvements of the unit. Replacements must be consistent with the existing elements. (Article 4.1A)



No owner shall allow the installation of wiring for electrical or telephone use, telephone antennae, air conditioning unit or other machine or equipment, which protrudes through the walls, windows, or the roof of the building or is otherwise visible on the exterior of a building except as presently installed or as authorized by the Board. (Article II 1E)

Each owner shall also, at his expense, keep the Limited Common Area adjoining his unit in a neat and orderly condition, and shall make all repairs and replacements thereto. In the event an owner fails to maintain, repair, or replace the exterior of his/her unit or the Limited Common Area, after 30 days written notice of the need for the same is given to them by the Board, the Board may enter and undertake such maintenance, etc. the costs being borne by the Unit's owner(s). (Article 4.1B)

No owner shall permit any repair or other work upon their unit or Limited Common Area by anyone unless such person(s) or entity has furnished written evidence to the Board of adequate liability and workman's compensation insurance amounts satisfactory to the Board. All work must be in compliance with applicable local, governmental laws and ordinances. If required, appropriate building permits must be obtained and displayed on the unit before work commences. All reputable contractors will have and readily provide proof of such insurance. Contractors who have worked in our complex before may have already provided insurance information, so consult the Board to see if it is needed.

(MP Annual meeting minutes, 5/22/2018)

The Board is in agreement that homeowners have a right to feel safe in their homes and that security cameras may be installed with prior approval from the Board. The following devices may be installed in any home without any further permission from the Board:

1. Ring Doorbell
2. Blink Outdoor Camera (3rd Gen) Wireless, weather-resistant HD security camera, two-year battery life, motion detection, sets up in minutes.
Select a white one so that when mounted on the trim around the door, it will blend right in. It is available from Amazon and other places. Cost about \$30.00.

If anyone does not want to install either of these two options, then the Board will need to know what device is being chosen and the location where it will be installed prior to granting approval.

Conditions for Installation

1. Any device that must be wired-in must be done by a certified



electrician.

2. No wires should be visible on the exterior of the house.
3. Devices cannot be pointed directly at a neighbor's house, yard or windows. (Board Meeting, 10/6/2023).

Interior of the Home

Unit owners are allowed to make interior modifications of their unit provided that no structural/bearing walls are involved in the modification. Requests for interior modifications must be made to the Board in writing before work begins. The Board will ensure that appropriate permits and codes are followed as listed above. The correct way to begin a remodeling project is to obtain a building permit whether the homeowner is doing the work or hiring an outside contractor. Permits are generally required for any modifications that will affect structural, plumbing, mechanical, and electrical systems. Check with Hudson Inspectional Services Division, 12 School Street 603-886-6005 to determine if a permit is required for the modification. Failure to obtain a permit can be a costly mistake: through inspection requirements you guard against poor, unsafe workmanship. Failure to obtain the necessary building permits can lead to fines. If work is done without a permit and an accident occurs, any damages or injuries may not be covered by a homeowners insurance policy. All reputable contractors are familiar with the permit process. Contractors who have worked in our complex before may have already provided insurance information, so consult the Board to see if it is needed.

No owner shall, without first satisfying the requirements regarding repair or other work contemplated above, and in addition to obtaining written consent of the Board:

- (a) Make or permit any structural alteration, improvement or addition in or to his unit.
- (b) Undertake any action which would impair the structural integrity, soundness or safety of his unit.
- (c) The Board shall have the irrevocable right to enter any unit or Limited Common Area to inspect the same, and to remove work not properly approved by the Board.

(Article 4.2)

The Board of Directors would like to work with all the residents to maintain our community as the best place to live in Hudson.