

WELCOME TO KNOLLCREST

CONTENT

WELCOME TO KNOLLCREST

BY-LAWS

PROPERTY RESTRICTIONS

REGULATIONS

CONTACT INFORMATION

COMMUNITY MAP

RESIDENT DIRECTORY

SECTION

PAGE

1

3

2

7

3

15

4

17

5

20

6

21

7

23

Revised July 2013

SECTION 1 WELCOME TO KNOLLCREST

Introduction:

Welcome to Knollcrest!

Knollcrest was established in 1936 and is one of the oldest communities on Candlewood Lake. By moving into Knollcrest, you have become part of a tight-knit community that values privacy, family life and neighborhood appearance. The residents of Knollcrest are proud that their community has retained these values over the years and hope that its reputation was a factor in your decision to move here.

This manual was developed for new community members so that they may gain an understanding and an appreciation for their new neighborhood. Please take a few moments to review the materials in this manual, which are divided into five sections.

Section 1 – Introduction - will help you to become familiar with Knollcrest and learn how it functions.

Section 2 – Knollcrest Tax District By-Laws.

Section 3 – Property Restrictions - these date back to its creation, are unique to the community and must be carefully followed when considering outside alterations or additions.

Section 4 – Regulations - these help ensure the community maintains its values and appearances.

Section 5 – List of current Board members and officers.

The community also has a Web Site at Knollcrestboard.org

Community Property Ownership Structure:

All community property is owned by Knollcrest Real Estate Corporation, which is managed by a group of resident-volunteer officers. Community property includes roads, common areas, beach, marina, water system, fire hydrants and the Windmill. Each homeowner utilizing the community water system owns two shares in the corporation. The shares, which are not transferable, have a par value each of \$1.00. Shares are issued to a new property owner whose house is fed by the community water system. Please note that the former practice of issuing physical share certificates has been discontinued. If your house is not connected to the community water system, stock ownership is not a condition for the use of other community facilities or participation in tax district proceedings.

In 1991, Knollcrest became a Tax District, which is managed by an annually elected, resident-volunteer Board of Directors and officers (see Section 5). A Tax District can be

described as a "town within a town" because it has state-created autonomy over many activities occurring within its boundaries, including the power to levy and collect taxes (see Section Two).

Concurrent with the District's creation was the execution of a 99-year lease from Knollcrest Real Estate Corporation to the District for all its property. The reason was simple. Unlike maintenance fees paid to a real estate corporation, taxes paid to a Tax District are deductible from Federal Income taxes, just like property taxes paid to the Town of New Fairfield. Also, the Tax District doesn't own, but leases property; therefore, in the extremely unlikely event of a Tax District bankruptcy proceeding, community property would revert back to the corporation -- state mandate requires full liquidation of Tax District assets in the event of bankruptcy. As mentioned, too, a Tax District has the same taxing authority as that of any other state political sub-division. This ensures a sustained revenue stream to meet the community's financial obligations for road maintenance, beach maintenance, snow plowing costs and the like.

The Tax District is governed under laws contained in Title 7 of the Connecticut General Statutes. The law specifically prescribes a district's rights, duties and obligations for such things as voter eligibility. See Section 2, Article II for voter eligibility for elections of officers and directors, by-law changes and, perhaps most important, expenditures for the community. Two scheduled community meetings are held in Knollcrest each year for these purposes.

The first comes in May when the budget is presented/voted on for the coming fiscal year, which begins on July 1. The second comes in August when officers and directors are elected for the coming annual term. All officers and directors are members of the community and volunteer their time and expertise without compensation. Officer selection is conducted through a nomination committee that annually solicits candidates in July for the coming year. Tax District Board meetings are held monthly and are open to residents. They usually take place on the first Thursday evening of each month, with the exception of January.

State law prescribes that community meeting notices must be placed in the Legal Notice section of a local newspapers at least five days prior to a meeting date. Normally, the "*Citizen News*" is used for that purpose. In addition, meeting notices are posted on the community bulletin board located next to the Windmill and also sent by mail to each homeowner. A minimum of fifteen eligible voters is required for a community meeting quorum.

Operations & Taxing Procedures:

Once the budget is established and approved by a majority of voters present at the May meeting, the annual tax per property, or mil rate, is established. A mil rate is simply the fractional result of the approved budget divided into the Town of New Fairfield-assessed property values of all real property located in the community. Next, the number (mil rate) is multiplied against the assessed value of an individual property and its tax is levied.

Property taxes are billed and payable on the same schedule as New Fairfield town taxes, i.e., July 1 and January 1. These tax payments are used to cover community costs such as

property maintenance, road work, snow removal, equipment replacement, etc. A copy of the current year's budget is available by contacting the Treasurer (see Section 5).

Community Property Description:

A) Marina

The marina consists of the area immediately right of the STOP sign as you enter the community and adjacent to 31 boat slips located at the end of the lake cove. Twenty-three slips are individually owned by Knollcrest property owners. The remaining eight are owned by the community. The lake area upon which the docks float is leased to the community by the lake's owner, FirstLight Power Resources. Dock ownership is typically specified in property deeds. Dock owners and renters of community slips pay annual assessments to the Tax District to cover costs for such things as road/sea wall maintenance, repair/replacement of the center floats used to anchor individual slips, insurance, lights, power and the like. Maintenance of individual docks is the owners' responsibility, but the Tax District maintains overall appearances. There also is a boat ramp available for use at the marina by all Knollcrest residents.

The eight community-owned docks are available for rent to Knollcrest residents on an annual basis. Selection is generally based on residency seniority. For additional details about the marina, please refer to Section 5 and contact the director in charge of the marina.

B) Beach:

The community beach, located at the east end of Millway, is the most popular spot in Knollcrest during the summer months. The beach is open daily for all Knollcrest residents and their guests from 7:00 A.M. to 9:00 P.M. The beach is cleaned and raked daily and a portable toilet is provided during the summer months. From May to October, water quality is tested at least monthly by the Candlewood Lake Authority to ensure your safety. However, use of the beach is strictly at your own risk; there is no lifeguard. Children under twelve must be supervised by an adult. In addition, common-sense rules have been established for your safety, and are prominently displayed at the beach (see Section 4 for a detailed description and Section 5 for the director in charge).

Limited parking is available on the upper beach area. The middle area contains a paved area with a basketball hoop.

C) Roads:

Community roads are maintained by the Tax District. This includes paving, repair, snow plowing, sanding and spring cleaning. Roads are usually resurfaced on a continuing seven year cycle.

Year round, residents are asked to use common sense when parking their cars on the streets, especially for emergency vehicle access and when inclement weather is forecast. Our snow plow service prides itself on keeping the roads clear and the hills well-sanded, but if cars block their ability to perform then everyone suffers (see Section 5 for the director in charge of roads).

D) Water System:

The community water system consists of an electric pump-powered well system, capable of supplying residents with all of their water requirements. Water is tested monthly, and we are happy to report that its purity rates among the best in Connecticut.

E) Windmill:

The Windmill, which is non-functional, is used by the community to store equipment and records. It also serves as the place for monthly Board meetings. Immediately adjacent to it is the community bulletin board. The Windmill is the only one of its kind in western Connecticut and serves as the community's logo and focal point.

On behalf of all your new neighbors, the Board of Directors welcomes you to the community, and hopes you will acquaint yourself with this manual, your neighbors and your surroundings so you will feel completely at home in Knollcrest. For it is only through joint cooperation that we can ensure our community values are maintained.

SECTION 2 BYLAWS

Knollcrest Community Bylaws

ARTICLE I

NAME AND PURPOSE

Sec. 1. **NAME:** The name of the Tax District shall be "KNOLLCREST TAX DISTRICT", hereinafter referred to as the District.

Sec. 2. **PURPOSE:** The purpose of the District shall be to maintain roads, water, fires hydrants, community property, recreational facilities, and do any and all things for the purpose set forth in Section 7-326 of the Connecticut General Statutes (Revision of 1958, Revised to 1975), and amendments thereto, with out limiting the generality of the foregoing, in that area commonly known as "Knollcrest" as shown on a certain map entitled "Map of Knollcrest on Candlewood Lake, New Fairfield, Conn., Made by M. R. Moody", dated May 2, 1936, and which map is filed in the office of the Town Clerk of the Town of New Fairfield and to which reference is made for a more particular description.

Sec. 3. **LOCATION AND OFFICE:** The principal place of business, location and address of the District shall be P.O. Box 8053, Knollcrest, New Fairfield, Connecticut 06812.

ARTICLE II

VOTERS AND MEETINGS

Sec. 1. **VOTERS:** Any citizen of the age of eighteen years or more who, jointly or severally, have real property valued at \$1000 or more on the Grand List of the District, or any other person who otherwise is eligible to vote in the tax district pursuant to Connecticut General Statute section 7-6 may vote. In case of conflict, those persons entitled to vote within the District shall be governed by the General Statutes of the State of Connecticut pertaining to voting rights as may apply to this District only.

Sec. 2. **ANNUAL MEETING:** The Annual Meeting shall be held on a Saturday in August of each year at Knollcrest, New Fairfield, Connecticut, or at such other place in the Town of New Fairfield, Connecticut as may be designated by the Directors.

At said annual meeting, the Officers and Directors of the District shall be elected and the voters shall do any and all things permissible or necessary within the limits of Section 7-327 of the Connecticut General Statutes (Revision of 1958, Revised to 1975), and amendments thereto, in particular, but without limiting the generality of the foregoing and the relevant sections of the Connecticut General Statutes pertaining to the District and the purpose established hereunder.

Sec. 3. **BUDGET MEETING:** The Annual Budget Meeting of the District will be on a Saturday of May. At the Annual Budget Meeting, the budget shall be approved, the tax laid, and the tax rate fixed for the next fiscal year.

Sec. 4. SPECIAL MEETINGS: Special Meetings of the District may be called by the President or any three Directors and must be called upon application of Twenty (20) persons qualified to vote in a District meeting.

Sec. 5: QUORUM: Not fewer than Fifteen (15) voters of the District shall constitute a quorum for the transaction of business at any meeting of the District.

Sec. 6. ADJOURNER: At all meetings of the District where a quorum is present, the meeting may be adjourned from time to time by a majority of the voters voting on the question.

If Fifteen (15) voters are not present at any meeting, the President of the District or, in his absence, the vice president may adjourn such meeting from time to time, until at least Fifteen (15) voters are present.

No meeting shall be adjourned for a period of more than thirty days or less than fourteen days.

Sec. 7. NOTICE OF MEETINGS: Notice of all annual meetings and all special meetings, and any adjournments thereof, shall be given by posting a notice upon public sign posts within the territorial limits of the District at least ten days before the day of such meetings, signed by the President or any three Directors, which notice shall designate the time and place of such meetings and the business to be transacted thereat.

In addition to the foregoing and any other notice required by the Connecticut General Statutes, notice of the annual meeting and any special meeting shall be published in a newspaper having circulation within the District at least five (5) days before such meeting, and such notice shall designate the time and place of such meeting and the business to be transacted thereat.

Sec. 8. VOTING: All questions arising in such meetings shall be decided by a majority vote of the qualified voters present and voting, except that a three- quarter majority approval of the qualified voters present and voting is required to increase the budget by 20% or more from the previous year's budget. The President shall vote only when there is a tie-vote. Voting at all meetings shall be viva voce or such other method as a majority vote of the qualified voters present and voting shall determine. The within and foregoing shall not limit the rights of any voter pursuant to the Connecticut General Statutes pertaining to voting in a tax district or the requirements of any vote pursuant thereto. Each voter shall have one (1) vote.

ARTICLE III

BOARD OF DIRECTORS

Sec. 1. QUALIFICATIONS AND NUMBER: There shall be nine members of the Board of Directors consisting of the following: the President of the District, the vice president of the District, the Secretary of the District, the Treasurer of the District and five other Directors, all of which shall be qualified voters of the District pursuant hereto and the Connecticut General Statutes.

Sec. 2. ELECTION AND TERM OF OFFICE: The Board of Directors shall be elected at the annual meeting of the voters of the District, shall take office on the day of the annual meeting and serve until each successor has been duly elected and qualified at the succeeding annual meeting.

Sec. 3. DUTIES OF DIRECTORS: The Board of Directors shall have the control and general management of the District. The Directors shall be in all cases act as a Board and individual directors shall have no power as such unless otherwise provided herein or by the Connecticut General Statutes. They may adopt such rules and regulations for the conduct and management of the District, as they may deem proper, not inconsistent with these By-Laws and the laws of the State of Connecticut.

They shall review the annual budget and prepare comments and recommendations, including compensation for servants or employees of the District, to be transmitted to the annual budget meeting of the District.

Sec. 4. ANNUAL MEETING: The Annual Meeting of the Board of Directors shall be held on a Saturday in August of each year at Knollcrest, New Fairfield, Connecticut, or at such other place in the Town of New Fairfield, Connecticut, as may be designated by the Board of Directors. (Ref. article III, sec. 8)

Sec. 5A. SPECIAL MEETINGS: The President or any three Directors upon giving notice as hereinafter provided may call special Meetings of the Board of Directors.

Sec. 5B. EMERGENCY MEETINGS: The president or any three directors may call Meetings with no written notice in an emergency.

Sec. 6. QUORUM: Not fewer than four (4) members of the Board of Directors shall constitute a quorum for the transaction of business at any meeting of the Board.

Sec. 7. ADJOURNMENT: At all meetings of the Board of Directors where a quorum is present, the meeting may be adjourned from time to time by a majority of members present voting on the question.

If four (4) members of the Board of Directors are not present at any meeting, the majority of the Directors present may adjourn the meeting from time to time until four (4) members are present.

No meeting shall be adjourned for period of more than forty days or less than six days.

Sec. 8. NOTICE OF MEETINGS: Notice of the meeting of the board of directors shall be given by posting a notice upon the public sign post within the territorial limits of the District and written notice mailed to each member at least ten (10) days before the day of such meeting, signed by the President or any three Directors, which notice shall designate the time and place of such meeting. Any adjournments thereof shall have written notice mailed to each member not less than five days before the Meeting. (Ref. article III, Sec. 4). Notice of special meetings, or adjournments of all meetings shall designate the time and place of such meeting and the business to be transacted thereat, and shall be by written

notice mailed to each member not less than five days before the meeting.

The Directors, for each successive year, shall within 30 days of their election designate a time and place for their meetings and this schedule shall be posted on the public sign post within the territorial limits of the District and filed with the secretary of the District.

Sec. 9. VOTING: All questions arising in such meetings shall be decided by a majority vote of the Directors present and voting. The President shall vote only to dissolve a tie. Each Director shall have one (1) vote. Voting at all meetings shall be viva voice or such other method as a majority vote of the Directors present and voting shall determine.

Sec. 10. VACANCIES: Any vacancy in the Board of Directors may be filled by the majority vote of the remaining Directors then in office. Vacancies shall be filled only for the un-expired portion of the term and until a successor has been duly elected and qualified.

Sec. 10A. ABSCENCE: If any member of the Board of Directors be absent from three or more consecutive meetings without having been excused from such attendance by the Board of Directors or by the President, that member shall be deemed to have resigned and a vacancy to have been created which shall be filled as herein before provided.

Sec. 11. FINANCIAL INTEREST: No member of the Board of Directors or his or her immediate family shall have or maintain a business relationship with the District that provides financial compensation, without the prior approval of two-thirds of the entire membership of the Board of Directors.

ARTICLE IV

OFFICERS and COMMITTEES

Sec. 1. NUMBER: The officers of the District shall be:

1. President
2. Vice President
3. Secretary
4. Treasurer

Sec. 2. ELECTION, TERM OF OFFICE AND QUALIFICATIONS: The Officers of the District shall be elected at the annual meeting of the Voters of the District, shall take office on the day of the annual meeting and shall hold office until the next annual meeting or until their successors shall have been duly elected and qualified. Voting, election and qualification shall be in accordance Article II hereof and the relevant sections of the Connecticut General Statutes.

Sec. 3. PRESIDENT: The President of the District shall be a member of the Board of Directors and the Chairman thereof.

He or she shall preside at all meetings of the Board of Directors. At all meetings at which he or she presides he or she shall vote only to dissolve a tie-vote.

He or she shall designate duties upon each of the five (5) Directors.

He shall approve all bills for payment exceeding a sum from time to time so determined by the Board of Directors and may be a counter-signer, along with the Secretary or Treasurer, of all checks drawn for payment.

He or she shall, ex officio, be a member of all committees and Boards of the District.

He or she shall cause to be called regular and special meetings of the Voters or Board of Directors in accordance with these By-Laws and the General Statutes of the State of Connecticut.

He or she shall appoint, remove, employ and discharge, all servants and employees of the District, other than the duly appointed officers and Directors, subject to and upon approval of the Board of Directors.

He or she shall sign and make all contracts and agreements in the name of the District, subject to and upon approval of the Board of Directors.

He or she shall have general direction and management of the affairs of the District.

He or she shall do any and all things required by the General Statutes of the State of Connecticut.

Sec. 4. VICE-PRESIDENT: The VICE PRESIDENT of the District shall be a member of the Board of Directors.

He or she shall have all the authority, power, and duties of the President whenever the President vacates the office, is absent or for any cause is unable to perform his duties.

He or she shall have such other powers and duties as the President shall from time to time delegate according to these By-Laws and the General Statutes of the State of Connecticut.

Sec. 5. SECRETARY: The SECRETARY shall be a member of the Board of Directors.

He or she shall keep a record of all the meetings of the Voters and the Board of Directors.

He or she shall at all times keep a list of the Voters of the District (as defined in Article II Sec. I herein).

He or she shall give and serve all notices of the District.

He or she shall present to the Board of Directors at their meetings all communications addressed to him officially as an officer of the District.

He or she shall attend to all correspondence.

He or she shall have such other duties and powers as the President shall from time to time delegate in accordance with these By-Laws and the General Statutes of the State of Connecticut.

The Secretary may be empowered to countersign checks.

He or she shall have the care and custody of all records, minutes and correspondence of the District and shall pass them intact to his or her successor upon completion of his or her term of office.

Sec. 6. TREASURER: The Treasurer shall be a member of the Board of Directors. The Treasurer shall have charge of the collection and payment of all monies of the District, including without limitation all annual or special assessments approved by the voters of the District, under such rules and regulations as from time to time shall be determined by the Board of Directors.

He or she shall prepare the annual budget that he or she shall submit to the Board of Directors.

He or she shall have the care and custody and be responsible for all the funds and securities of the District, and shall deposit all such funds in the name of the District in such bank, banks, savings bank, savings and loan association, or bank trust company as the Board of Directors may designate.

He or she shall have the power to sign, make and endorse in the name of the District, all checks, drafts, warrants and orders for the payments of money, and pay out and disperse of same and receipt therefore, all under the direction of the President and the Board of Directors.

He or she shall exhibit at all reasonable times his or her books and accounts to any officer, director or voter of the District upon proper application.

He or she shall render a statement of the finances of the District at the regular meetings of the Board of Directors, and at such other times as shall be required by the President, Board of Directors, Voters, or the General Statutes of, the State of Connecticut.

He or she shall have an audit made of his or her books and accounts prior to the completion of his or her term of office, or prior to passing the records to his or her successor.

He or she shall have such other powers and duties as the President shall from time to time delegate in accordance with these By-Laws and the General Statutes of the State of Connecticut.

Sec. 7. VACANCIES: Any vacancy may be filled by the majority vote of the remaining Board of Directors then in office. Vacancy shall be filled only for the un-expired portion

of the term and until a successor has been duly elected and qualified.

Sec. 7A. NOMINATING COMMITTEE: Not later than June 15 of each year the President shall, subject to the approval of the Board of Directors, appoint a Nominating Committee to consist of three voters of the District, of whom no more than one shall be a member of the Board of Directors. It shall be the duty of the Nominating Committee to nominate candidates for Officers and Directors at the Annual Meeting of the Voters of the District. A copy of the report of said Nominating Committee shall be posted as herein before provided for notice of an Annual Meeting of the Voters of the District. Any other ten qualified voters of the District shall have the right and privilege to nominate other candidates for any of said offices by filing with the Secretary at least ten days before the Annual Meeting of the Voters of the District, a list of their proposed candidates, duly subscribed by the nominators. It shall be the duty of the Secretary to post notice of each such opposition ticket to ensure notice to each voter of the District within five days before the date of the Annual Meeting of the Voters of the District.

Sec. 7B. SPECIAL COMMITTEES: The President may appoint such Special Committees, as the President deems necessary and shall designate the Chairperson thereof. Members of said Committees shall serve at the pleasure of the President and shall have duties as the President, subject to the approval of the Board of Directors, may authorize.

ARTICLE V BUDGET

Sec. 1. PREPARATION: Prior to the Budget Meeting of the Voters of the District, the Treasurer shall prepare the annual budget to be proposed by the Officers of the District.

The annual budget shall contain in reasonable detail: (1) an itemized statement of all actual receipts from all sources during its last fiscal year (2) an itemized statement by classification of all actual expenditures during the same year (3) an itemized estimate of anticipated revenues of the District for the ensuing fiscal year (4) an itemized estimate of expenditures of the District for the ensuing fiscal year and (5) the amount of revenue surplus or deficit of the District at the beginning of the fiscal year for which estimates are being prepared and (6) such other information, statements, accounts or estimates as the Board of Directors or the General Statutes of the State of Connecticut may require.

The Board of Directors shall review the budget and make comments and recommendation thereon, all of which shall be transmitted to the Voters at the Annual Meeting for adoption.

Sec. 2. APPROVAL OF BUDGET: Annually, not less than (30) thirty-days prior to the beginning of the fiscal year, there shall be a meeting of the Voters of the District for the purpose of approving the budget, laying the tax and fixing the tax rate. (Annual Budget Meeting)

Such meeting shall take action upon the budget estimate and recommendations, and may make such specific appropriations as appear advisable, but no appropriation shall be made exceeding in amount that for the same purpose recommended by the Board of Directors, and no appropriation shall be made for any purpose not recommended by the Board of Directors. Any budget estimate exceeding by 20 percent the previous year's budget shall

require a three-quarter-majority approval of the Voters of the District present at the annual budget meeting.

Sec. 3. FISCAL YEAR: The fiscal year of the District shall be from July 1st in each year and end on June 30th in the succeeding year.

ARTICLE VI

WATER SYSTEM ACCOUNT

Sec. 1. All funds generated by Water System users' fees, capital charges or assessments and connection charges of whatever kind and in whatever amount will be allocated to a sub-account of the Tax District.

ARTICLE VII

AMENDMENTS AND GENERAL STATUTES

Sec. 1. AMENDMENTS: These By-Laws may be altered, amended, repealed or added to by:

- a) An affirmative vote of the Voters of the District at any annual meeting or at a special meeting called for that purpose, provided that notice pursuant to Article II herein shall have been given, stating the alteration, amendment or changes proposed. Only such changes as have been specified in the notices shall be made.
- b) A two-thirds affirmative vote of the entire membership of the Board of Directors, provided that notice of such amendments shall have been sent to all Board of Director members at least ten days prior to the meeting at which it is to be considered. At such meeting any amendment to the subject of the proposed amendment may be adopted.
- c) It shall be the duty of the Secretary to cause the required notices to be sent.

Sec. 1A. The decision of the Board of Directors shall be final and conclusive with respect to all questions of construction and interpretation of the By-Laws.

Sec. 2. GENERAL STATUTES: Insofar as these By-Laws or any amendments thereto limit or conflict with the General Statutes of the State of Connecticut or any amendment, addition, repeal or alternation thereto, said General Statutes and its amendment, addition, repeal or alterations shall govern.

SECTION 3 PROPERTY RESTRICTIONS

The following is a transcript of a specific hand written covenant, dating back to 1936 that are contained in all deeds of property located within Knollcrest:

There shall not be erected or permitted on the herein described premises any building except a detached one family dwelling house which shall cost not less than twelve- hundred dollars (\$1200.00) and further that said structure shall not be erected or maintained within 15 ft. of the boundary line separating this plot from adjoining plot; shall not have what is commonly known as a flat roof nor shall such building nor any part thereof be erected or maintained upon part of said premises within 25 feet of the line of any street or streets abutting on said lot. Any garage erected upon said plot shall be such as is appurtenant to a private residence which if erected must be under, attached to, or form a part of the dwelling house, nor shall more than one such dwelling house and one such garage to house nor (sic) more than two cars be erected or permitted on each parcel of land approximately 60 ft. in width. The said property shall not be used for any other purpose except for a private residence as aforesaid and shall not be used for any business or manufacturing purpose whatsoever or for any purpose which might constitute a nuisance.

No fence or fences except a hedge fence shall be erected or maintained upon any portion of said premises. If such hedge fence or fences be built it shall not be higher than 4 ft.

That no privy or outside toilet or water closet shall be erected or maintained upon any part of the said plot but that all sewage shall be disposed of by the owner of any residence by a septic tank or other similar and approved method so as to conform to all Board of Health rules or requirements and of a capacity of at least 50 gallons per room included in any building constructed with a drainage field of not less than 25 ft. per room.

No building shall be erected or altered or rebuilt or permitted to remain upon said premises until and unless the plans and specifications thereof, together with color scheme shall have been submitted to, filed with and approved in writing by The Homeland Company, its successors, assigns or properly delegated substitute, and such building is to be constructed in strict accordance with such approved plans and specifications.

In all house construction the under portion of the building below the main floor shall be enclosed with appropriate material, preferably the same used as for the outside finish of the building.

Only dwellings of the general type known as log cabins or chalets or structures closely resembling in appearance this classification or architecture are to be constructed upon the premises.

No roll or sheet roofing of any kind or flexible shingles are to be used in the construction of buildings erected upon the premises. Asphalt now permitted.

No signs of any character shall be displayed upon these premises other than those which may be approved by the Grantors, Edward L. Goos and Albert S. Jenks, their heirs, administrators, successors or assigns.

No chicken or other poultry or dog kennels shall be kept or housed or maintained on the premises. No garbage or animal refuse is to be buried or burned on the premises.

No vehicles except pleasure automobiles for private use of the owner of the premises shall be kept thereon. No refuse material or new building materials shall be stored or permitted to remain thereon nor litter of any kind except while a building is under construction.

The Grantors, Edward L. Goos and Albert S. Jenks, their heirs, administrators, successors or assigns reserve the right to enter upon the premises at any time prior to the erection of a dwelling house thereon and grade the same, placing soil thereon or removing sub-soil but not top-soil therefrom down the grade line, to cut grass, to remove weeds and plant and cultivate grass, shrubs, flowers and trees thereon; and at any time to enter along the back or side line thereof to install and maintain or license others to install and maintain wires and apparatus above or below the ground for electric light or telephone or pipe for gas, sewer, or water for general use in, through or above the rear or side five ft. of said premises or along either side within five ft. of the boundary line.

These covenants, conditions and agreements shall run with the land and shall be enforceable both as covenants and conditions. The heirs, administrators, successors or assigns expressly reserve to themselves and are hereby granted the right in case of any violation of the restrictions or conditions or by a breach of the covenants and agreements herein contained to enter upon the property upon or as to which such violation or breach exists, and summarily abate or remove at the expense of the owner thereof any erection, thing or condition that may be or exist thereon contrary to the intent and meaning of the provisions hereof as interpreted by them and they shall not by reason thereof be deemed guilty of any manner of trespass for such entry, abatement or removal. Failure of the said Grantors, their heirs, administrators, successors or assigns to enforce any of the restrictions herein contained shall in no event be deemed a waiver of the right to do so thereafter.

And the Grantee, their heirs, administrators and assigns covenant with the Grantors, their heirs, administrators, successors or assigns that all restrictions herein imposed shall apply solely to the premises herein conveyed and that the same may be modified, changed or released by the Grantors, their heirs (sic), administrators, successors or assigns, the Grantors, their heirs, administrators, successors or assigns hereby expressly reserving and retaining all restrictive rights of their neighboring properties.

It is mutually understood and agreed that said covenants and restrictions or any of them may at any time be altered or annulled as to all the lots fronting or abutting on both sides of any one street between the intersections therewith of two other streets by written agreement by and between the Grantors, their heirs, administrators, successors or assigns and the owner or owners for the time being of three-fourths of the lots fronting upon the block upon which it is agreed to alter and annul such covenants and restrictions as to the said premises without the consent of the owner or owners of any adjacent premises.

No deed, assignment or lease of the premises herein conveyed shall be made or given by the Grantor except subject to the foregoing covenants and restrictions.

SECTION 4 REGULATIONS

INTRODUCTION: *As a tax district, the Board of Directors are empowered to establish regulations for the community. Because the tax district has no police department, it may request the town's assistance and authorize appropriate town authorities to enter upon the community proper to enforce the regulations. The Board has notified the town and appropriate town authorities are authorized to enforce the following regulations:*

MOTOR VEHICLE USAGE REGULATION

No person shall operate an unregistered motorized vehicle upon any road maintained by the Knollcrest Tax District, and no registered motorized vehicle shall be operated by any person who does not have a currently valid driver's license to operate a motorized vehicle on any road maintained by the Knollcrest Tax District.

A motorized vehicle is defined for this ordinance to include, but is not limited to, a motorcycle, mini-bike, moped, motor bike, motor scooter, motor go-cart, automobile or truck.

EXPLANATION:

The Board of Directors of Knollcrest Tax District want to ensure a safe environment for all Knollcrest residents and their guests. This regulation is drafted with that goal in mind. It is based upon a concern that allowing unregistered motor vehicles and unlicensed drivers to use roads maintained by the tax district would raise a presumption that an acceptable standard of care was not being exercised by the community, thereby exposing it to potential liability in the event of personal injury or property damage.

DOG OWNER REGULATION

No persons shall permit a dog in their care to use property maintained by the Knollcrest Tax District without the dog being leashed, except that no dogs are permitted on the community beach for any reason. No persons shall permit a dog in their care to defecate on property maintained by the Knollcrest Tax District unless the droppings are removed from the property.

EXPLANATION:

The Board of Directors of Knollcrest Tax District recognize the rights of property owners, their guests and dog owners alike. The provisions of this regulation are intended to balance those rights. The intent of the regulation is to ensure a safe, healthy environment for Knollcrest residents and their guests while still ensuring dog owners are able to attend to the care of their animals.

The regulation calls for dogs to be leashed whenever they are on community property, except that dogs are never permitted on the community beach. It is unreasonable to expect a dog to exercise total control, particularly on the beach. The close proximity of children playing in sand where a dog could lose control creates a health and nuisance potential not in the interest of anyone.

The regulation also calls for dog owners to clean-up after their animal. The reason for this

provision is self-evident.

QUIET HOURS REGULATION

No person or persons shall congregate or loiter on any property maintained by the Knollcrest Tax District during the hours beginning at dusk and ending at 7:00 A.M., except that the Community Beach may be used for bathing daily until 9.00 P.M., provided no alcoholic beverages are present or consumed by those persons or person.

EXPLANATION

The Board of Directors of Knollcrest Tax District want to ensure Knollcrest's values for privacy, family and community appearance. This regulation is intended to support that proposition.

The regulation is a rewrite of the Knollcrest Real Estate Corporation's regulation approved by its Board on June 3, 1991. It prohibits loitering or congregating on community property from dusk to 7:00 A.M., except that the community beach is open for bathing until 9:00 P.M., provided no alcoholic beverages are being consumed or are present. The regulation is based upon a concern that Knollcrest could become a place for people, particularly young people, to use as a social gathering point, along with all related unwanted activities like playing loud music, drinking alcoholic beverages and general rowdiness.

BEACH

WARNING

NO LIFEGUARD ON DUTY

Use of beach and equipment is at your own risk

Children under the age of twelve must be supervised by an adult

BEACH RULES:

1. Beach opens daily at 7:00 A.M. and closes at 9:00 P.M.
2. Beach strictly reserved for the use of residents and their guests.
3. Only one person at a time on water slide and diving board.
4. Swim in roped-off areas only.
5. Stay out of landscaped areas.
6. The following is NOT allowed at the beach:
 - Pets
 - Motor Vehicles
 - Glasses or Bottles
 - Swimming Under the Docks
 - Running, Pushing or Shoving
 - Bicycle Riding, Skateboarding or Roller Blading

WORK ON PROPERTY - COMMON COURTESY

Knollcrest prides itself on being a relaxing and enjoyable place to spend evenings and weekends with family and friends. In order to preserve this, each resident is asked to do their part.

Recognizing that residents have different schedules that influence their ability to do work in and around their properties, we understand that there are times when you will need to do work on your property in the evenings and weekends. However, given that so many residents live in such close proximity to each other, it would be greatly appreciated that you keep this to a minimum and as low a noise level as possible.

We further request that when you have contractors working at your home, that you limit this work to Monday through Saturday, and that you do not have contractors working at your home in the evenings.

We thank you in advance for your understanding and cooperation with this request. Likewise, we are sure that your neighbors will be equally appreciative.

SECTION 5 CONTACTS

KNOLLCREST TAX DISTRICT

OFFICERS:

President	Charlie Franklin
Vice President	Mark Cronk
Secretary	Ellen M DeLeo
Treasurer	Kathy Cullen

DIRECTORS:

Beach	Jody DiFranco
Property Maintenance	Andy Magoon
Marina	Elliot Sears II
	Rep Candlewood Water shed
Roads	Philip Naryniecki
Water	Steve Plante

EMERGENCY NUMBERS:

Fire/Police	911
Poison Control	(800) 222 - 1222

OTHERS:

New Fairfield Adult Library	(203) 312 – 5679
New Fairfield Children’s Library	(203) 312 – 5682
New Fairfield Town Clerk’s Office	(203) 312 – 5616
New Fairfield Parks & Recreation	(203) 312 – 5633
New Fairfield Post Office	(203) 746 – 7911
New Fairfield Police (Routine)	(203) 312 – 5701
New Fairfield Canine Control	(203) 746 – 6888
Squantz Engine Company	(203) 312 – 5741
Candlewood Lake Authority	(860) 354 – 6828
New Fairfield Drop Office Center	(203) 312 – 5677
New Fairfield Senior Center	(203) 312 – 5665

KNOLLCREST DIRECTORY OF RESIDENTS

PLEASE EMAIL BOARD@KNOLLCREST.ORG
FOR A COMMUNITY DIRECTORY AND MAP