



NOTICE OF RENTAL RESTRICTIONS FOR
KENSINGTON WOODS CONDOMINIUM
PURSUANT TO C.G.S. SECTION 47-244(c)(1)(C)

Pursuant to Connecticut General Statutes Section 47-244(c)(1)(C) and Section 25.2(a) of the Declaration of Kensington Woods Condominium, a condominium created under the Common Interest Ownership Act, Chapter 828 of Title 47 of the Connecticut General Statutes, **Kensington Woods Association, Inc. of Danbury** hereby records lease restrictions for the Condominium. The Declaration for the Condominium was recorded on May 10, 2001 in Volume 1355 at Page 89 of the Land Records of the City of Danbury, Connecticut.

W I T N E S S E T H :

WHEREAS, Kensington Woods Association, Inc. of Danbury, the Unit Owners Association for Kensington Woods (hereinafter the "Association") is desirous of amending the Rules for the Condominium to allow the Association to restrict leasing of Units in accordance with Section 47-244(c)(1)(C) of the Connecticut General Statutes.

NOW, THEREFORE, the Association by virtue of action taken by the Executive Board at a meeting of the Executive Board held on April 30, 2008, where by a vote of the Executive Board following Notice and Comment, the Association amended its Rules in the following respects:

All existing provisions of the Rules for the Condominium shall remain in full force and effect provided that the following changes shall be made:

The following Article XIV shall be added to the Rules:

ARTICLE XIV
C.G.S. 47-244(c)(1)(C) Lease Restrictions

To the extent the rental of any Unit causes the number of Units rented collectively at the Common Interest Community to rise to a level whereby the Common Interest Community fails to meet the Minimum Owner Occupancy Ratio of Units necessary to meet currently applicable first mortgage underwriting requirements of institutional lenders who regularly purchase or insure first mortgages on units in common interest communities (the "Minimum Owner Occupancy Ratio"), the leasing of such Unit shall be prohibited.

To allow the Association, through its Executive Board, to properly and continuously monitor the Minimum Owner Occupancy Ratio, each lease shall be in writing, shall be for a duration of no shorter than one (1) year, and a copy of each lease shall be filed with the Executive Board. The Association shall be entitled to charge to the Owner of any Unit who rents his or her Unit an administrative fee, which administrative fee shall allow the Association to recoup administrative costs and any other expenses incurred by the Association in its efforts to monitor and maintain the Minimum Owner Occupancy Ratio.

