

## New Pet Policy and Parking Rule Clarification



OakBridge Board

Fri 3/16/2018 10:13 AM

To: OakBridge Board (oakbridgenh@hotmail.com)

Reply



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Good Morning Oak Bridge Owners,

The board has started looking at the Rules and Regulations, some as old as 2005, to ensure they are current or require clarification. We have made the following changes to two rules (attached):

**#8 Parking and Parking Lots** – The attached change to this rule reflects a clarification in garage parking. Our previous and wonderful property manager (Connie) and the board have been consistent when giving out parking stickers for garage spaces since the change to stickers occurred in spring of 2014. Residents with garage parking spaces and two vehicles (blue/green-old = garage, yellow/red-old = outside), were told all we care about is that one car is always parked in the garage, insuring all assigned spots are used first.

The board, with prior approval, has allowed owners to rent/use garage space or swap spots, as long as the 2-car-per-unit rule remains intact. The only way an owner can rent or allow others to temporarily use their garage space is if they either do not have a car at all or their vehicle is not at the property (ex: on vacation).

Also, additional parking verbiage was added for vendors/people on/doing Association business.

**#13 House Pets** – This attached rule was re-written by our attorney to comply with current NH common condo policy and to emphasize the need to have house pets PRE-APPROVED by the board. In addition, per attorney recommendation, the board is now instituting **BANNED DOG BREEDS** at Oak Bridge effective 3/15/2018. As stated in the attached re-written rule, there will be stiff penalties to owners if new pets reside on property without prior written permission from the Board or new resident pets are on the banned breeds list. Visitors may bring a banned dog breed on property for the duration of a one-day visit but cannot remain on property overnight (ex: a resident cannot dog-sit a banned dog breed overnight).

All dog owners (including visitors) will be heavily fined if they do not comply with the City of Concord (and OakB) leash law or if pet owners do not pick up after their pets. Owning a pet at Oak Bridge is a privilege not a right! These rules also apply to anyone with a pet visiting Oak Bridge.

Send your questions to the board at [OakBridgeNH@hotmail.com](mailto:OakBridgeNH@hotmail.com).

Thank you for your co-operation and compliance in making Oak Bridge a safe and healthy place to live.

**Owners, please send this update to your tenants!!**

Regards,  
BOD