

**ORDINANCES FOR  
LEE MANOR ASSOCIATION**

Madison, Connecticut

**Adopted: 01/18/2020**

## ORDINANCES

This document has been developed to increase community spirit, foster understanding about expectations for residents, and represents positive steps to maintain and improve the quality of life of our community. All residents are expected to honor the rules in this document and to observe Town ordinances. Enforcement is the responsibility of all residents moreover each resident is expected to promote others to respect the ordinances as well. Residents who rent or allow others to use their property are expected to inform their guests of these rules. Residents of Madison CT must respect the Town of Madison Ordinances. [Madison CT Ordinances](#)

1. **Annual meeting:** The annual meeting of the Association will be held in May at a time and place arranged by the Board.
  
2. **Communication:** It is essential for the general information, safety, and quality of life in Lee Manor to communicate with residents. The Lee Manor Charter (2014) requires mailing of notices of dues and the annual meeting of the Association. For routine communication, **electronic mail is the preferred method for communication**. Each resident must be linked in to the website, or must have an active e-mail address on file with the Association secretary. Residents are responsible for providing the Secretary with changes in address whenever they occur.
  
3. **Association Property:**
  - a) On Taylor Ave, LMA-owned property extends 20' on either side of the center of the road.  
On Toffee Lane, LMA-owned property extends 10' on either side of the center of the road.  
On Lee Way, LMA-owned property extends 21' from the existing split-rail fence.
  
  - b) Any tree in that easement is maintained by the Association. A resident who believes a tree on Association property poses a danger or needs maintenance, must contact the Association [President](#) or [Secretary](#) immediately.
  
4. **Contractors:** The Board hires contractors from time to time to maintain association property. Residents must not interfere with the work of contractors The property of contractors, hired by the LMA Board must not be damaged in any manner while a contractor is doing work authorized by the Board. If any resident believes contractors are creating an unsafe condition, they should contract the [Association President](#).
  
5. **Building, construction and maintenance:** Residents must comply with the Building code requirements of the Town of Madison <https://www.madisonct.org/242/Applications-Forms>.
  - a) **Summer construction projects and timely completion:** Lee Manor residents value summer months, access to Long Island Sound, and activities that can only take place between Memorial Day and Labor Day. While the Lee Manor Association respects the intention of owners to maintain and improve property, construction noise must be avoided, particularly during weekend hours. In addition, major construction projects must be avoided during the time from Memorial Day to Labor Day. During the process of construction, dumpsters and

portable sanitation devices (“Porta-potty”) must be maintained and exchanged regularly for sanitary purposes. If a construction project is interrupted for any reason for longer than two weeks, the portable sanitation device must be removed unless the owner gets permission of the Association Board. The Association President or Vice-President can grant permission immediately until the next Board meeting.

6. **Town Ordinances:** The Town of Madison requires residents and guests to comply with Town Ordinances  
[https://library.municode.com/ct/madison/codes/code\\_of\\_ordinances?nodetd=CD\\_ORDTOMACO](https://library.municode.com/ct/madison/codes/code_of_ordinances?nodetd=CD_ORDTOMACO)
7. **Community Pride:** Lee Manor homes collectively define the quality and character of the neighborhood. Every resident gains a benefit from diligently maintaining their property. The Town of Madison defines specific conditions that may result in action for the Town.  
<https://www.madisonct.org/DocumentCenter/View/336/Adopted-Rules-Anti-Blight-PDF?bidId=>
8. **Short-term rental:** Every owner has the right to rent their property to persons who respect the property and the community. The owner must advise renters about these ordinances. The rental of property on websites like Airbnb is discouraged unless the owner is in residence. It is the responsibility of each owner to advise renters of these ordinances. Renters who abuse rental property or create a nuisance for neighbors will be subject to complaints to the Madison Police.
9. **Vehicle operation:** Residents and guests are required to respect the 15 mph speed limit on LMA streets.
10. **Parking:**
  - a) **Resident parking:** Residents must provide sufficient off-street parking to accommodate vehicles. In addition, every resident must provide parking for one car to be parked parallel to the street and fully off the street. Parking in the driveways or property of other residents is discouraged without the permission of the owner. Exceptions to this requirement may be granted by the Board upon petition by the resident.
  - b) **Commercial vehicles:** Whenever possible, request that commercial services use the smallest size vehicles for delivery and warn delivery persons about the limited space for turns at the end of Lee Manor streets..
11. **Vehicle storage:** Residents who store vehicles must meet the requirements of the Town Ordinances that require inoperable vehicles not be stored for more than 60 days, unless garaged. See Blight Ordinance Section 4 at <https://www.madisonct.org/DocumentCenter/View/336/Adopted-Rules-Anti-Blight-PDF?bidId=>.
12. **Prohibited Commercial and combination vehicles:** No member, registered owner, or renter shall leave, park or allow to be parked any commercial or combination vehicle, except when such vehicle is parked while actually and continuously being loaded or unloaded, or when such vehicle is parked in connection with the performance of a service and then only for such time as is reasonably necessary to accomplish the loading or unloading or the performance of the service. Prohibited vehicles include: Garbage trucks, tractor-trailers, semi-trailers, cement-mixers, dump trucks, buses, taxis, limousines, commuter vans, commercial student transportation, delivery trucks, construction equipment, towing and recovery vehicles, trailers in excess of 16’ long whether attached or unattached to another vehicle, other than

trailers used for recreational equipment, commercial or combination vehicles including any attached appurtenances, that are greater in length than 17' or over 8' in height or 8.5' in width (Non-commercial vehicles are not subject to size limitations), vehicles carrying commercial freight in plain view, vehicles used to carry inventory for sale; examples include but are not limited to: commercial or combination vehicles used to sell tools, uniforms, food products, office supplies, newspapers, home goods or other products. **Exception:** Any vehicle used by persons with disabilities for necessary conveyance is permitted. **NOTE:** commercial or combination vehicles used to provide entertainment services for private parties are limited by Town Ordinance <https://www.madisonct.org/DocumentCenter/View/505/Adopted-Rules-Mobile-Food-PDF> and may require a permit from the Town Zoning Department.

13. **Unsafe conditions:** The Town Ordinances specify the materials that may not be stored on private property and also how materials must be disposed. Residents must meet the requirements of the Town of Madison.
14. **Refuse:** Residents who contract with private trash haulers are responsible for placing containers at road side no earlier than one day before the day of service and to remove containers as quickly as possible after service but on the same day of the service. Residents must comply with the Town of Madison ordinances for the disposal of refuse. Residents can hire private haulers at their expense or use the Guilford-Madison Transfer Station for disposal. <https://www.madisonct.org/394/Solid-Waste-Disposal-Recycling>
15. **Noise:** Lee Manor residences are situated close to each other and mutual respect obligates residents to restrict noise between the hours of 10PM and 7AM. The use of air conditioners, generators based on need are acceptable.
16. **Pets:** pet ownership carries with it the responsibility to restrain pets and to remove waste. Residents must comply with the [Town of Madison ordinance](#) on pets.
17. **Beach:** Lee Manor beach is part of a shoreline owned by other homeowners' groups. Beach behavior must respect the privacy and rights of others. Given the impact of natural conditions and state environmental laws, marshlands, dunes, beach front must be protected. Specific rules for use of the beach are attached. Cabanas, tents, and other structures may not be erected on the beach area.
18. **Boats and Beach storage:** Any watercraft and items used on the beach are the responsibility of the owner and must not be left on the beach.
  - a) **Use of boats:** Safe boating demands that boaters used their boats in an approved and safe manner. Boats with motors are never permitted in areas where swimming is permitted.
  - b) **Boat storage:** Watercraft must be stored on the LMA boat rack and be tagged to show the resident has paid for seasonal or annual storage. Consistent with the need to keep the beach clean and safe, watercraft that are not stored properly will be removed and locked. Watercraft that are not stored properly are subject to removal. Watercraft that are removed and not claimed by the owner by November 1 of each year will be removed.

- c) **Storage of chairs:** Items stored in the convenience rack (chairs, boards, umbrellas, toys, etc. are the responsibility of the owner. Items left in the rack must be labelled with the name/address of the owner. All item left in the rack must be removed by October 1.
19. **Peddling:** Consistent with the Town of Madison Ordinances, peddling is prohibited in Lee Manor. [https://library.municode.com/ct/madison/codes/code\\_of\\_ordinances?nodet=PTIICOOR\\_CH11LIBURE\\_ARTIIPPE](https://library.municode.com/ct/madison/codes/code_of_ordinances?nodet=PTIICOOR_CH11LIBURE_ARTIIPPE)
20. **Taxes, Fines, and Debts.** All taxes, fines, restitution orders, and other debts owed to the Association shall: (a) be collectable by the Association in the same manner as any method available for collecting a delinquent real property tax under the laws of the State of Connecticut; (b) accrue interest at the rate of 1.5% for each whole or part month they remain unpaid, which interest shall be waived on amounts paid within thirty days of the original due date; and (c) be deemed increased by all of the Association's collection expenses and attorney's fees.
21. **Collections.** All payments made or recovered for amounts owed to the Association shall be applied in the following order: (a) first, to all collection expenses and attorney's fees incurred by the Association; (b) next, to any unsecured debts owed to the Association by contract or otherwise; (c) next, to all fines and penalties in the chronological order in which they were imposed; and (d) last, to the interest accrued on, then lien fees incurred for, then principal amounts of each respective year's unpaid taxes, in the chronological order in which they were levied
22. **Special statement regarding water runoff from private homes:** The Town of Madison enacted a comprehensive regulation regarding the private and [public management of storm runoff](#). Explicit in this ordinance is the responsibility of owners for the discharge from private homes. Byproducts from sump pumps may be contaminated and must be contained within the owner's property and disposed of in accordance with local, state, and federal laws. The runoff associated with storms is exempt from these statutes. However, ongoing discharge running into Lee Manor Association streets must be contained within the owner's property. It is the responsibility of each resident to comply with local laws about runoff and products of sump pumps or face civil penalties.

## **RULES FOR LEE MANOR ASSOCIATION**

- Speed Limit on Lee Manor Streets – 15mph
- Parking on all LMA roads is prohibited
- Swimming and raft use is at your own risk. Diving off the raft is prohibited
- No fires, glass, sleepovers, or kegs are allowed on the beach
- Respect Beach property marker (rail fence)
- Preserve our beach – stay off the dunes and out of the marsh
- Dogs must be kept on a leash (held by an adult) and owners must clean up excrement when they are off the owner's property
- Carry off the beach all of whatever you carry onto the beach
- Watercraft (e.g. boats, kayaks, canoes) of any type must not be left overnight on the beach.
- Any watercraft and beach equipment not removed by November 1 will be removed