



## Northside Homeowners Association

P.O. Box 1546 Highland, NY 12528  
845-834-2368 [NSHOA@CPPM.US](mailto:NSHOA@CPPM.US)  
[Chelseacovenorthside.com](http://Chelseacovenorthside.com)

**The following section on page 8 of the NSHOA Rules and Regulations has been amended by vote of the Board of Directors on Thursday, September 23, 2021**

(Current section of the rules & regulations)

*“You may not make any structural modifications or alterations that would impair the structural soundness of your home, the building or any common areas. Owners are not permitted to alter in any way the exterior siding, roof, front steps, landings and retaining walls, rear deck, or patio. Once a building has been re-sided with the new cement board siding, nothing can be affixed to the siding or trim boards with a nail, tack, screw, bolt, tape, etc. If the cement board siding, trim, PVC trim or roof system are damaged as a result of the actions of an owner, resident, tenant or guest, the owner will bear the cost of the repair or replacement as needed. The common areas and the improvements therein cannot be altered obstructed, littered, defaced, marred or misused. Nothing can be constructed in or on the property, nor anything removed without prior written approval from the Board of Directors.”*

**The section has been amended to read:**

*“You may not make any structural modifications or alterations that would impair the structural soundness of your home, the building or any common areas. Owners are not permitted to alter in any way the exterior siding, roof, front steps, landings and retaining walls, rear deck, or patio. Once a building has been re-sided with the new cement board siding, nothing can be affixed to the siding or trim boards with a nail, tack, screw, bolt, tape, etc. If the cement board siding, trim, PVC trim or roof system are damaged as a result of the actions of an owner, resident, tenant or guest, the owner will bear the cost of the repair or replacement as needed. The common areas and the improvements therein cannot be altered obstructed, littered, defaced, marred or misused. Nothing can be constructed in or on the property, nor anything removed without prior written approval from the Board of Directors. **Violation of any portion of this rule will result in a fine of no more than \$150.00 and no less than \$25.00 per incident, plus the cost of repair or replacement of the damage. The NSHOA Rules and Regulations will serve as the warning letter.”***

**This amendment will be effective and enforceable on October 8, 2021.**