

## BAY WATCH III CONDOMINIUM ASSOCIATION

### RULES AND REGULATIONS

The Rules and Regulations listed below are taken from the Governing Documents, Town of Ocean City Ordinances and Condo Board of Directors voting. The Rules and Regulations should be displayed in a conspicuous place, especially when the units are not owner occupied.

1. **REAL ESTATE SIGNS:** Please take special note of the rule banning all Real Estate signs. There have been many violations of this rule in the past, and requests to owners and agents to remove these signs have often gone unheeded. In the event of violations of this type in the future, costly legal action against the owner may be taken.
2. **PARKING:** Each owner is permitted two parking spaces. No boats, trailers, any vehicle washing or mechanical repair permitted on the parking lot. There is no assigned parking.
3. **TRAILER PARKING:** Please remember that trailers of any kind are not allowed to be parked in our parking lots. This includes trailers for wave runners, boats, utility trailers, U-Haul type, etc.
4. **GRILLING:** City Ordinances prohibit gas and charcoal cooking on any decks, balconies or within 30' of a building or boat. Only UL certified electric grills that could be used indoors are permitted.
5. **COMMON DECK AREA:** No bikes, strollers, beach equipment, etc. to be stored along the common deck areas. All such items must be stored on private decks or inside the unit.
6. **FLAGS:** The only flag permitted is the US American Flag.
7. **MAXIMUM OCCUPANCY:** Two bedroom unit = 6 persons; three bedroom unit = 8 persons.
8. **NOISE:** Loud music or other disturbing noises are not permitted. Town of Ocean City Noise Ordinance will be enforced. By this ordinance, no noise is permitted between 12:00 midnight and 7 a.m. and is enforced by Ocean City Police.
9. **ROLLER BLADING AND BIKING:** Not permitted in the common areas or on the boardwalk at the docks.
10. **UNIFORM WHITE COLOR WINDOW TREATMENTS:** We want to remind all owners that not all of the Rules are stipulated on the attached schedule. The condominium by-laws documents that you all received at purchase are clear in Article X, Sections 1, 2 and 3. Please take note of Section 3(n), that states that "the surfaces exposed to the outside of all window and glass door treatments shall be of uniform white color".
11. **TRASH:** The dumpster containers in our enclosures are for Bay Watch III household trash only. Everything must fit in the container. Trash will not be picked up if left lying inside the enclosure. Construction or remodeling trash is not allowed. If you have household trash, furniture, etc. to discard that is too large to fit into the dumpster, you must call Town of Ocean City to arrange a special pick-up, and pay them the \$15 charge for that service. The Town of Ocean City phone number to . .

arrange bulk service is clearly posted inside each dumpster enclosure. Any owner who observes a violation of this rule is asked to contact Management with as much information as possible. Please note that the Town of Ocean City recently passed a rule to require old mattresses to be bagged prior to pickup by the Town. You may contact the Town for the bags.

12. STORM DOOR POLICY: Must be a specified style storm door and specified color. Full view door in a color to match the building trim is what has been approved.
13. WATER HEATER / WATER LINES: Hot water heaters must be replaced prior to the end of their life expectancy (10 years) in order to reduce the chance of leaks. The plumbing to ice makers, washers, refrigerators, and dishwashers may also be a risk and cause a very costly leak. For this reason, it is required that all water lines be braided stainless steel as they pose the least chance of leaking. Copper lines have proven to be a problem in our conditions with Ocean City water. Dishwashers may be changed at the time of replacement.
14. POTENTIAL UNIT TO UNIT LEAKS: Owners are being reminded that any appliance, fixture, drain, pipe, fire sprinkler head, etc. in your unit that causes a leak from your unit and causes damage to the unit[s] below you is your financial responsibility up to the maximum allowed by Maryland Condo Law. This type of damage can be very costly to repair, and likely only partially covered by your homeowners HO-6 condo insurance. This type of damage can be very costly to repair, and is a financial burden to the Unit owner and BWIII Association due to the potential insurance coverage cost increase with increases in premiums and/or deductibles. Please remember to turn the water off in your unit if it will be vacant for more than 24 hours. An Administrative Fee payable to the Condominium has been established at \$250.00 per violation in the event the Property Manager or any Board Member becomes engaged in resolving the problem caused by owner negligence. This Fee is in addition to all costs of repairing the damage caused to the neighbor property.
15. DECK MAINTENANCE: Over time we have learned that deck carpeting is the causal agent in the "Water wick up" situation that causes siding rot on our buildings. In order to mitigate that issue, the Board of Director is strongly recommending that whenever a new surface is required on the decks, that an epoxy surface is installed rather than carpet. An owner may still install carpet but then takes on the responsibility and the cost of any further damage to the siding.
16. PETS - Only unit owners are permitted to have domestic pets on the premises. Pets must be kept on a leash when walking and excrement must be picked up and disposed of properly.
17. DECK RAILINGS - Nothing is allowed to be hung, wrapped or affixed to the railings or the decks (ex. Towels, clothes, lights, etc.)

HIGHLIGHTS: Please note that we are only highlighting a few of the most IMPORTANT rules at this time. All of the rules must be complied with to help maintain Bay Watch III as the upscale, pristine property we are proud to call our own.

PLEASE POST the Rules & Regulations for your guests, your real estate agent [if you rent] and your family. Thank you for caring about your Community.