

FOUR SEASONS CONDOMINIUM ASSOCIATION

COMMUNITY RULES & REGULATIONS

TRASH & RECYCLING

Trash containers and Recycling Bins are located behind the building along alley. All glass, aluminum and plastic recyclables must be separated from your normal trash and deposited LOOSE into the white containers on the side of the Recycling Bin. All newspaper and cardboard recyclables must be stacked inside the bin on the door. **RECYCLABLES AND NORMAL TRASH CANNOT BE MIXED IN OUR TRASH DUMPSTERS.**

BUILDING EXTERIOR

No towels, blankets, awnings, umbrellas, clothing or other items are to be hung over railings, on any outside woodwork or patio. Drying racks are permitted, however, clotheslines and hooks for the purpose of drying personal items on the patios or balconies are strictly prohibited. No hanging or pacing of banners, flags (except legal holidays), windsocks, wind chimes, signs or other display items are permitted on the outside of the building or within windows. Real Estate signs are strictly prohibited.

BICYCLES & TOYS

Bicycles must be stored in the bike racks provided or inside of your unit. No bicycles, mopeds, bigwheels, roller skates, roller blades, skateboards or other toys should be operated or left on walkways, in the parking lot, or on other condominium property.

FLAMMABLE MATERIALS

No flammable materials of any type are to be used or stored within your condominium or on any condominium elements. **BARBECUING IS PROHIBITED.**

NOISE

The playing of radios, televisions, stereo equipment, or any activity which disturbs or becomes a nuisance to your neighbors is prohibited. Use of appliances in units such as dishwashers, garbage disposals, and washing machines should be restricted to the same hours of operation as the laundry room.

LAUNDRY & STORAGE BINS

Laundry room doors must remain locked at all times and lights turned off when leaving. Children are permitted in the laundry room or storage areas **ONLY WHEN ACCOMPANIED BY THEIR PARENTS.** Locker aisles are to be kept clear at all times and **ONLY ONE LOCKER IS ASSIGNED TO EACH UNIT.** Hours of use are:

Summer: 7 A.M. to 10 P.M.

Winter: 8 A.M. to 8 P.M.

RENTALS

No condominium unit may be rented for a period of less than six (6) months. No more than four (4) persons permitted in a one-bedroom unit and no more than six (6) persons permitted in a two-bedroom unit. Owners must provide Management with the name of the tenant, the name of the

Real Estate firm handling the rental, and the lease term dates. In addition, a **\$25.00 LEASE FEE** must be paid prior to occupancy by the tenant. A copy of these rules must be attached and be a part of all lease agreements. Ordinance 99-07 of the City of Ocean City states every bedroom occupied by one person shall contain at least 70 square feet of floor area and every bedroom occupied by more than one person shall contain at least 50 square feet of floor area for each occupant.

PARKING

Our parking area is limited to one car per condominium. Boats, trailers, campers and commercial licensed vehicles are prohibited. All vehicles which require maintenance (flat tires, missing parts, expired inspection, etc.) or appears to be abandoned will be towed at the owner's expense. Washing of cars is prohibited except for light washing with buckets.

PETS

Dogs, cats, or other pets are prohibited unless first approved in writing by the Board of Trustees on a **Pet Registration Form**. All pets must be walked on a leash when out of doors and off of condominium property. City Laws require pet owners to pick-up all pet excretions. Pets **cannot** exceed 45 lbs.

KEYS

Keys for emergency access to each condominium unit must be on file with Management.

BUILDING MODIFICATIONS

All modifications to the exterior of the buildings is PROHIBITED unless a written request is made to and approval granted by the Board of Trustees. First floor residents may plant flowers in the shrubbery beds in front of their units and second floor residents may have planters on their balcony.

PENALTY FOR VIOLATIONS

Violators of these Rules & Regulations will be subject to substantial and on-going monetary fines and/or loss of condominium privileges imposed by the Board of Trustees. Owners are responsible for the actions of their tenants and guests and will suffer the consequences as if they were the violating party.