

HB Condos Association Directory – Jan 2017

Owners and Tenants

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Hayden Bay Condominiums
Rules and Regulations
DRAFT – For Discussion

REST & RELAXATION, AND PERMITTED USE

1. The owners and their guests must not participate in any action or omission that disrupts the rest and relaxation, security, cleanliness, hygiene, and comfort of the other homeowners or their renters. Should an owner, their guests or renters continue such activity after being warned by the Board; consequences determined by the Board, will be applied.
2. Music, radio, television, other sound equipment must be kept at a reasonable volume during the day and at a low volume after 10 PM, so as not to disturb other residents.
3. The homeowner and their guest(s) will use their home in an orderly and peaceful manner and will not use it in any way that breaks the law.
4. Any kind of selling or carrying out of other commercial activities within the grounds, is forbidden unless otherwise approved by the Board.
5. Homeowners or their guests shall not hang laundry or other such items from windows, balconies, or in any other areas that detracts from the beauty and ambiance of our complex.
6. Wood piles are stored inside the garage, and appropriately spaced away from the wall to help prevent insects from entering building wall.
7. Refuse and trash must be collected and stored in the homeowner's garage or designated garbage area, until the evening before garbage pickup.
8. The homeowner shall not allow employees, guests or family to leave litter or any kind of refuse on common grounds.
9. Smoking (e.g. cigarettes, marijuana or cigars) inside or outside the unit is discouraged; especially if a neighbor(s) is bothered by smoke.

RENTALS

10. All rentals must be approved by the Board. In keeping with Fannie Mae and Freddie Mac, no more than 4 rentals are allowed at any one time.
11. No short term rentals, such as Airbnb or VRBO; unless approved by the Board. Rentals must be leases for a minimum of one year, and no more than 2 persons per bedroom.

BUILDINGS & LANDSCAPING

12. Any plans for new buildings or exterior/interior modification of an existing unit, must first be submitted to the Board for consideration.
13. During construction, the grounds around the condo need to be clean by the end of each day.
14. Homeowners may not use temporary or unsuitable electrical connections or installations that are not built into the private unit with the possible exception being a temporary setup for construction and then with appropriate safety precautions in place.
15. Natural Gas venting, or other gas lines or meters, for a gas water heater or furnace, must be placed on the ground within the homeowner's fenced area; exceptions may be made by the Board. No gas lines or vents should be on the roof of the garage or the main building.
16. Only soft-soled shoes on roof of garage or building unit, so as not to puncture the roof.
17. No storage of items on roof, either garage roof or main building roof.
18. HVAC units are permitted, but must be placed on the roof, in keeping with other homeowner placement.
19. All condominiums will have awnings on the second floor, an exception may be made by the Board; but this permission does not extend to a new owner. Consequently, the awning must be replaced at the time of sale.
20. Homeowners may plant the area around their unit, but are then required to maintain that area. Should a new homeowner not want to maintain the area around the unit, the Board will maintain that area; and may reduce the size of the planted area in keeping with other units. Planting in the common area, is maintained by the Board.
21. Changes in the size and material of the decks are permitted, with approval from the Board. Once a deck has been changed, the homeowner is then responsible for the care and maintenance of said deck. The association will continue to maintain the decks of those units which have made no modifications.
22. For ecological and image purposes and to the extent possible, homeowners are not permitted to install parabolic television/satellite or radio antennas that damage the visual, harmonious impression of the Condominiums.
23. The number, size, and placement of Solar Panels must be approved by the Board, so that the panels are placed to not detract from the development nor damage the existing roof.

PARKING

24. RV's, trailers, boats, and other similar vehicles may be parked for loading and unloading no more than 24 hours, after which they must be relocated off premises; unless permission for an extended time has been given by the Board.
25. Guest parking is roughly one per homeowner. Homeowners are asked to park their vehicles in their garage, or in front of their garage; in order to save the guest parking for guests. Please keep garage doors closed to prevent theft.
26. Marina parking is on-street or in front of a homeowner's garage.

MAILBOX

27. Mailbox keys are provided by the homeowner, should a key be lost or misplaced, please contact the Post Office, Kenton station, for a new one. The association will maintain the mailboxes.

SIGNS

28. The use of any kind of political signs, advertising, billboards, or signs is absolutely forbidden. The one exception to this rule is one realty sign of normal size (approx. 24" w and 18" h) attached to the garage; one real estate sign in the window on the bay side; one sign hanging from the HB Condo sign on the west end of the property.

CONDO PERSONNEL

29. No one is allowed to utilize Condo personnel during working hours for the homeowner's personal business.

PERSONAL PETS

30. Dogs and cats are not be permitted to roam, and if outside, must be on a leash. Waste must be picked up immediately. No homeowner is allowed more than two dogs and two cats; exceptions may be made by the Board.
31. No animals other than cats and dogs are allowed, unless otherwise permitted by the Board.

RECREATION ROOM, POOL AND TENNIS COURT

There is a Car Entrance Gate Code and Recreation Room & Pool Door Gate Code. These are periodically changed. The door codes are not to be handed out.

The Rec Room, pool and tennis courts are for resident use only. A non-resident(s) must be accompanied by a condo or homes resident.

32. Use of the tennis court must be reserved on the board in the Rec Room. Play is limited to one hour of singles or two hours of doubles (if two homeowners sign up). Unlimited play is OK if no

other reservations are posted. Wear appropriate attire. Tennis shoes with non-marking soles are required. No food, beverages or cigarettes in the court area. All persons shall conduct themselves in an orderly, safe, courteous and sportsman-like manner at all times.

33. Children under 16 must be accompanied by an adult member or an immediate family member at all times.
34. No smoking is allowed in the rec room area, includes pool and tennis court.
35. The Pool is generally open from Memorial Day to Labor Day, but may be open longer depending on the weather.
36. Members may reserve the facilities for non-exclusive parties of 10 or more by contacting a member of the Recreation Committee. Recreation room hours are 10 AM to 10 PM, with a reservation limit of 4 hours; limit of 50 guests maximum. \$50 deposit is required for each reservation. If the facility is left clean and free of damage, the deposit will be returned. If the reservation includes the tennis court, the tennis court reservation board must also be filled in. If the recreation room has been reserved and is being used, the tennis court and pool are open to all residents.
37. There is no lifeguard on duty, bring a friend; do not swim alone. No person under the influence of alcohol may use the pool. No diving. No food or drink in the pool. No running or rough play.
38. Courtesy to others is the rule, this means: Play your radio/music through headphones; use non-breakable containers for food and drink; leave your pets at home. No animals are allowed in rec room area.
39. When you leave: make sure the chairs and lounges are on the pavement; clutter and personal belongs are picked up and taken with you; the lights, fans, and heaters are off; the doors are locked.
40. Garbage service is not provided; everything you brought in must be removed and disposed of by the users.