

OCEANWOODS CONDOMINIUM HOUSE RULES

Revised 2015

Section 1: A Home Owner may not make any alterations to the exterior of the Home of any part of the common elements without the written consent of the Board of Managers.

Consent may be requested, **in writing**, through the Managing Agent (CMA) or Board of Managers. The Managing Agent (CMA) or Board of Managers is obligated to respond to the request within 90 days. **Home owners MUST receive permission IN WRITING from the Managing Agent (CMA) or the Board of Managers before acting upon the request.** Failure to provide the Homeowner with a response within the 90 day window.

Section 2: There are NO attachments or alterations permitted to the vinyl siding. If the siding is damaged as a result of any such actions, the homeowner will be responsible for any and all repairs to the vinyl siding. Additionally, any attachments or alterations to the vinyl siding by a homeowner will result in a fine to that homeowner.

Section 3: No terrace, patio or deck shall be installed in any yard area without the written consent of the Managing Agent (CMA) or the Board of Managers

Section 4: No Homeowner shall paint the exterior surfaces of the windows or doors opening out of his home without the consent of the Managing Agent (CMA) or the Board of Managers. Storm Doors on each unit must be brown in color. The Front Door of the unit must be white, brown, beige or natural wood in color.

Section 5: No Homeowner shall erect a fence or gate in the Community without the prior written consent of the Managing Agent (CMA) or the Board of Managers. Fences placed around properties should be no higher than 6 feet from the ground. Any fence surrounding a property is required to have at least a 36 inch gate that can be accessed in case of emergency. Only Wood or PVC fences are allowed. PVC fence materials **MUST** be approved by the Managing Agent (CMA) or the Board of Managers via a written request that is accompanied by a sample of the PVC material.

Section 6: No Homeowner shall erect a Backyard Shed without the prior written consent of the Managing Agent (CMA) or the Board of Managers. According to the NYC Building Code, Backyard Sheds must be 120 square feet or less. The maximum height of any Shed is 7 feet 6 inches and the Shed must not be permanently affixed to the ground.

Section 7: Owners of a home, members of their families, their employees, guests and pets shall not use the premises in any manner that would be illegal, disturbing or a nuisance to other Owners or in a way to be injurious to the reputation of the Condominium.

Section 8: The Common Elements shall not be obstructed, littered, defaced or misused in any matter.

Section 9: Every Homeowner shall be liable for any and all damage to the common elements and/or the property of the Condominium, which shall be caused by the Homeowner or such other person for whose conduct he is legally responsible.

Section 10: Every Homeowner must promptly perform all maintenance and repair work to his own Home which, if neglected, would affect the Community in its entirety or in a part belonging to other Homeowners. He will be responsible for the damages and liabilities that his failure to do so may engender.

Section 11: All repairs to internal installations of the Home, such as telephones, electrical wiring, plumbing and sanitary installations shall be at the Homeowners expense.

Section 12: No person shall park a vehicle in or otherwise obstruct ingress or egress to another Homeowners parking pad. Parking shall be restricted to the Homeowner's Parking Pad (driveway). No boats, buses, horse trailers, campers, Mobile Homes, or Trucks with commercial plates are to be parked on the owners Parking Pad (Driveway).

Section 13: Each Homeowner shall keep his home in a good state of preservation and cleanliness. The Homeowner shall not sweep or throw or permit to be swept or thrown from the doors or windows any dirt or other substance.

Section 14: No radio or television aerial shall be permitted, nor shall anything be projected from any window of the Buildings without the approval in writing from the Managing Agent (CMA) or the Board of Managers. Satellite Dishes shall be allowed only if a Satellite Dish Installation Agreement has been submitted to the Managing Agent (CMA) or the Board of Managers prior to installation. The subsequent installation and maintenance of the satellite dish shall be in continued conformance with the installation terms of the Satellite Dish Installation Agreement. **No** Satellite Dish shall exceed 6 feet in height.

Section 15: Homeowners using Verizon for Cable/Internet can have one entry point into the home at the lowest possible height. Those using Time Warner are permitted to have standard wiring through the back of the house. All other wiring must be internal. No wiring is permitted on the roof of the Structure.

Section 16: No Homeowner shall make or permit any disturbing noises in his Home that would interfere with the rights of other Homeowners. As per the Noise Code of NYC, no loud music, movies/television or home maintenance of any kind shall occur between the hours of 12:00 AM and 7 AM. Homeowners should be courteous of their neighbors at all times by keeping noise at a moderate level.

Section 17: No sign of any kind shall be displayed to the public view on or in any Home, except for a Professional Sign of not more than two hundred forty square inches that advertises the property for sale or rent. Such signs shall be placed in windows, but not on lawns and may not be illuminated.

Section 18: It is prohibited to string clotheslines on or over the common elements or to hang garments, rugs etc. from the windows or any part of the Building.

Section 19: All homeowners are responsible for maintaining the grounds by their homes. This includes mowing lawns, maintaining shrubs and bushes, removing snow and cleaning up after pets. Snow must be removed 24 hours after the end of snowfall, as per the NYC law. Homeowners whose lawns are not adequately maintained will be sent notification of their failure to do so. If the homeowner fails to remedy this situation within a week of notification, the Managing Agent (CMA) and Board of Managers will fine the homeowner accordingly.

Section 20: Tree planting requests must be submitted to the Managing Agent (CMA) or the Board of Managers. If approved, trees are limited to heights of 10-12 feet at maturity. New trees must be at least 8-12 feet away from the Building Structure.

Section 21: Homeowners must provide a copy of these House Rules to any renters of their property. However, the homeowner will be responsible for any renter's violation of said rules and any fines incurred.

FINE SCHEDULE

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| • First Offense | Warning Letter |
| • Second Offense/violation | \$50 fine |
| • Third Offense/violation | \$100 fine |
| • Fourth & subsequent offenses/violations | \$200 fine |