



Rules and Regulations

Effective 11/8/2023

All of us at SaltAire are proud of our community. We enjoy an excellent reputation in the Town of York, and respecting our Rules & Regulations has helped make this happen. Whether you are a Unit Owner, guest, or renter, please adhere to these Rules and Regulations for the benefit of all.

PUBLIC PEACE

We live very close to one another - please be considerate of your neighbors!

The hours between 10:30 PM and 8 AM will be observed as quiet hours.

No Unit Owner or tenant may carry on any practice or permit any practice that unreasonably interferes with the rights, comfort, or quiet enjoyment of the occupants of other units.

USE OF COMMON ELEMENTS

Members, guests and invitees may put chairs, grills and tables for their personal use on those portions of the Common Elements adjacent to their Units.

These items must not interfere with parking or other members' rights and must be put away or moved as required for lawn maintenance.

BALLS, FRISBEES, KITES, Etc.

Due to the close proximity of our homes and vehicles, throwing or kicking hard balls, frisbees & like objects as well as games such as baseball and football are not allowed on the premises.

Kite flying and tree climbing are prohibited.

Roller blades, bikes, skateboards and the like are allowed as long as helmets are worn.

ALCOHOLIC BEVERAGES

Discretion is to be used in the public display and consumption of alcoholic beverages.

OPEN FIRES

Outdoor propane grills, firepits and patio heaters are permitted.

Firepits and patio heaters must be used at least 10 feet from any building.

Wood-burning or charcoal fires of any nature are prohibited.

PETS

Pets are not allowed on the premises at any time.

PARKING

Each unit is assigned parking spaces for 2 registered vehicles.
In Guest Parking Spaces, Parking Passes are required and overnight parking is prohibited.
Vehicles pulling personal watercraft or trailers are not allowed on the property
without prior written consent of the Executive Board.

RENTAL REGULATIONS

In order to protect the community nature of our Association,
no Unit can be rented for one year after the purchase of that Unit.
Except for those Units that are grandfathered, there must be a 7-night gap
between the beginning of one rental and the beginning of the next rental.
Renters and guests must be made fully aware of our Rules, parking and dumpster regulations,
as Unit Owners are responsible for their behavior.
The rental occupancy of each unit is restricted to its sleeping capacity as established by the
York Fire Department, Code Enforcement, and the Executive Board.
No unit owner shall be allowed to rent or let occupy a contractor or person who is working on their
unit for the purpose of repairing or renovating said unit. The purpose of this rule as adopted is to prevent
circumventing our strict no pet policy

UTILITIES

Air Conditioning: Due to limitations in our electrical infrastructure, A/C Rules are subject to change.
See “Frequently Asked Questions” at www.Salt-Aire.com for our present A/C Regulations.
Because Utility bills are paid out of our annual fees,
water, water heaters, etc. should be turned off when not in use and
washing vehicles is prohibited on the property.
Because SaltAire does not have the electrical infrastructure required for electric vehicle charging,
EV charging is not be allowed on property.

TENTS & CANOPIES

While tents are not allowed, the pitching of a temporary sunshade canopy near your Unit is permitted
between 8 AM & 8 PM as long as it does not infringe on neighbors’ space and is not left unattended.

GARBAGE & TRASH

All units must be kept in good repair and free from litter.
All occupants must follow Salt-Aire’s Dumpster Rules (posted on www.salt-aire.com).

ALTERATION OF UNITS

To maintain the attractiveness of our community, no owner or resident may make or cause to be made
any change to the exterior of his/her unit without the prior written approval of the Executive Board.
See Salt-Aire’s “Architectural Guidelines” for more information.

To ensure the peaceful enjoyment of members and guests, major non-emergency renovations
may only be made between May 1st to June 30th and September 15th to October 15th
unless allowed, due to special circumstances, by the Executive Board.
Pre- and post- season work can be done with Executive Board approval.

**OUR PARK IS A BEAUTIFUL & WELCOMING PLACE!
LET’S KEEP IT THAT WAY!**