PINE HILL PHASE 1
GENERAL RULES AND REGULATIONS
(Revised July, 2022)

Pine Hill is a residential community in the Village of Lake Placid and the beautiful high peaks of the Adirondack Mountains.   In order to maintain the quality of our community and make it a wonderful experience for all owners, full-time residents, temporary residents (i.e., lessees and renters) and guests, the Homeowners Association elected a Board in accordance with its By-laws to oversee and maintain the common property and enforce the By-Laws, Declarations and applicable Village/Town ordinances including the requirements of the new Short Term Rental Law.   In addition, the By-Laws under Section 5.13.h authorize the Board to adopt additional Rules and Regulations governing the use of Association property and facilities and the conduct of those on the property. All owners are to be aware of and abide by the Association By-Laws, Declarations and Rules and transmit to guests, lessees and renters the subject requirements and specifically provide a copy of the following Rules and Regulations for the enjoyment and safety of everyone on our property.

OWNER REQUESTS AND ISSUES- All owner requests and issues should be submitted to the Board of Directors via email at the following email address: ***pinehilllakeplacid@gmail.com***. Non-emergency items will be addressed by the Board at the next Board meeting. Status of requests will be communicated after each meeting.

PRIVATE PARKING ONLY- Pine Hill has limited and designated private parking.   Each unit has **2 DESIGNATED PARKING SPACES** with the unit number on the pavement. Owners are responsible for providing the location of the respective spots to guests or renters especially in the winter.   Limited "visitor" spaces are located in the parking areas for **short term use** by visitors. **VISITOR SPACES ARE FOR USE BY GUESTS OF OWNER-OCCUPIED UNITS (OVERNIGHT) OR RENTERS (DAY USE ONLY).** Visitor spaces are NOT for a "third" car including owner's vehicles. All additional parking is to be on Fir Way **(between May 1 and Oct. 31 only)** or public parking lots. Cars parked in violation of these rules will be asked to move and may be towed at the vehicle owner's expense.

NO OVERSIZED VEHICLES OR SNOWMOBILES- Parking of oversized vehicles including box trucks, large vans, RVs, trailers, etc., is not allowed in the community.   In addition, the operation or parking of snowmobiles on the property is prohibited.

SAFE DRIVING/CHILDREN AT PLAY- Dooling Way is a private road maintained by the HOA with children playing, sometimes in the snow! Please drive slowly and safely to avoid an accident or injury. Excessive speeding or unsafe driving will be reported to the VILLAGE POLICE.

SNOW REMOVAL- The HOA contracts for snow removal from the parking lots and sidewalks. Given the amount and frequency of snowfall and limited space we ask for your patience and assistance during snow removal. In order to allow proper clearing of snow car owners should move their cars when snow removal is in progress.   We are working with the property maintenance contractor to improve the snow removal process and the safety and accessibility of our roads and parking lots.

LANDSCAPING- The HOA contracts for lawn mowing, fertilizing and landscape maintenance. All work is performed commencing with a spring cleanup and periodically throughout the seasons as needed. **PLEASE DO NOT LITTER.**

PETS (ONLY CATS AND DOGS ALLOWED)- N**o** cats or dogs are allowed in Pine Hill unless they are:
(1) the owner's, (2) a long term lessee's (12 months or more) or (3) an owner or lessee's visitor/guest. The visitors/guests of owners or lessees may bring a dog or cat on the premises for the length of their visit not to exceed two (2) weeks without the approval of the Board and as long as the owner/lessee is present. **SHORT TERM RENTERS (LESS THAN 12 MONTHS) ARE NOT ALLOWED TO HAVE PETS OF ANY KIND ON THE PROPERTY.** Owners and lessees are limited to **one dog or cat**. Those owners presently with more than one dog or cat are grandfathered for the life of the respective pet as of the date of this revision. The one dog or cat limit will be enforced in the future. All dogs when outside on the property <u>must be leashed</u> and not allowed to roam. Pet owners must **CLEAN UP AFTER THEIR PET** in accordance with the Village laws and pets must not cause a nuisance while on Pine Hill property. Owners are responsible for compliance by their lessees. The Board in its sole discretion can require any owner to have a pet removed from the premises if not in compliance with these rules, the By-Laws or the Declarations.

GARBAGE AND RECYCLABLES- Garbage and recyclables are picked up weekly on MONDAY. Garbage and recyclables should be in separate <u>TIED/SEALED BAGS</u> and stored in the unit's storage closet. No garbage is to be outside of the closet. **LOOSE GARBAGE IN CAN OR UNTIED BAGS WILL NOT BE PICKED UP** and are the unit owner's responsibility. No garbage from outside Pine Hill is allowed.

LAUNDRY & CLOTHING/OUTSIDE STORAGE- No laundry, towels, etc. should be placed on deck railings or outside of the unit. The outside of units including decks are not to be used for outside storage except for gas grilles and neatly stacked firewood per the current By-Laws.

HEAT, WATER AND FIRE- The temperatures in Lake Placid in the winter can get very cold. In order to avoid freezing and broken pipes we ask all residents to assure the outside faucet is completely off with any hoses removed and that adequate heat is provided to avoid interior frozen pipes and water damage. It is encouraged to turn off the main water valve to the unit when not occupied. Make sure all fireplaces are off (gas), cold (wood).

NUISANCE, NOISE, EXCESSIVE OCCUPANCY- Pine Hill will strictly enforce all Village/Town ordinances including permits, noise, nuisances and excessive occupancy to maintain the quality of life. **QUIET TIME IN LAKE PLACID IS 9:30PM – 7:00AM.** Loud noise, late parties, public drunkenness, use of illegal drugs will not be tolerated and <u>will be turned over to the **VILLAGE POLICE**</u>.

The Pine Hill HOA Board of Directors