



## **RULES AND REGULATIONS**

Effective May 1, 2006

### **QUIET HOURS**

Please be considerate of your neighbors at all times. The hours between 10:30 p.m. and 8:00 a.m. will be observed as quiet hours.

### **BALLS, FRISBEES, KITES, ETC.**

The throwing of balls, frisbees and like objects is not allowed anywhere in the park. The flying of kites, tree climbing, skateboards, and rollerblades is also prohibited. (Exceptions are made in the case of toddlers playing with toys under close supervision of their parents).

### **ALCOHOLIC BEVERAGES**

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

### **PUBLIC PEACE**

No unit owner or tenant may carry on any practice, or permit any practice that unreasonably interferes with the quiet enjoyment of the occupants of other units.

### **OPEN FIRES**

Open fires of any nature are prohibited. Only outside gas grills and barbecues are permitted for the purposes of cooking.

### **PETS**

Pets are not allowed on the premises at any time.

### **PARKING**

Each unit is allocated assigned parking spaces for 2 registered vehicles. Vehicles hauling trailers, boats and personal watercraft cannot be stored and are not allowed on the property at any time.

### **TENTS**

The pitching of tents or like structures is prohibited.

### **GARBAGE AND TRASH**

- a) All units must be kept in good repair and free from litter.
- b) All garbage must be wrapped, and tied in plastic bags, and air removed.
- c) Cardboard cartons must be crushed before putting them into the dumpster.
- d) No construction debris or metal objects, such as chairs, may be placed in or near the dumpster. Owners must dispose of them in other ways.
- e) Glass & plastic bottles, cans, and paper products must be recycled in marked bins.

### **RENTAL OCCUPANCY**

The rental occupancy of each unit is restricted to the sleeping capacity of that unit as established by the Fire Department, Code Enforcement Officer and Executive Board dated February 22, 1998

The aforementioned Rules and Regulations are voted and endorsed by the Board of Directors and arise from the authority of the "Maine Condominium Act" Chapter 31 of Title 33 and the Declaration and By-Laws of the Salt-Aire Condominium Association, Incorporated: 12/28/1985. Fines may be imposed for violations of Rules & Regulations.



**RULES AND REGULATIONS**  
**AMENDED May 1, 2006**

**Common Expenses**  
**UTILITIES, ETC.**

- a) Air conditioners are not allowed.
- b) Utilities are to be turned off when not in use.
- c) Washing of cars is prohibited. (*Units may be washed once a season.*)
- d) Electric hot water tank capacity shall not exceed ten (10) gallons except units with larger hot water tanks are grand-fathered. Approval from the Board must be given prior to the replacement of water tanks. This notice shall contain the type of tank being installed (gas or electric) and the capacity. It must fit in existing enclosure or be stored inside unit.

**BUDGET**

The Board of Directors may use 10% of the Reserve Account for Capital improvements. The Board cannot spend a sum of more than \$2,500.00 on any Capital Improvement project without first bringing the project before the entire membership for approval. It shall be the policy of the association to maintain a minimum balance between \$35,000.00 to \$40,000.00 in the Reserve Account.

**Common Elements**

- a) Common Elements may not be encroached on by unit owners. The practice of allowing use of Limited Common Elements by special assessment shall no longer be authorized.
- b) Satellite Dishes or T.V. antennas are not allowed without prior permission from of the Executive Board. (Contact the Board of Directors for installation restrictions)
- c) Vehicles towing trailers, boats and personal watercraft cannot be stored and are not allowed on the property at any time.
- d) The pitching of tents or like structures is prohibited.
- e) Open fires of any nature are prohibited. Only outside gas grills and barbecues are permitted for the purposes of cooking.
- f) Storage units are limited to 3' deep x 4' tall x 5' long Rubbermaid with exception of units that are grand-fathered, may replace with Rubbermaid of equal size. Est. July 25, 1998.

**RESTRICTIONS ON USE, SALE AND LEASE OF UNITS**

**USE**

- a) Major renovations to units may only be made between May 1<sup>st</sup> to June 15<sup>th</sup> and September 15<sup>th</sup> to October 15<sup>th</sup>. Unit owners are responsible for the removal of construction debris from the site.
- b) Proper permits shall be obtained from the Town of York Building Inspector and placed on file with the Board prior to commencing renovations to units.
- c) Painting of unit and color selection must be approved by the Executive Board prior to work being started. Color chart / guideline is available through the Executive Board.

**Lease of Units**

- a) The rental occupancy of each unit is restricted to the sleeping capacity of that unit as established by the Fire Department, Code Enforcement Officer and Executive Board as dated February 22, 1998.

The aforementioned Rules and Regulations are voted and endorsed by the Board of Directors and arise from the authority of the "Maine Condominium Act" Chapter 31 of Title 33 and the Declaration and By-Laws of the Salt-Aire Condominium Association, Incorporated: 12/28/1985. Fines may be imposed for violations of Rules & Regulations.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_

*By unanimous vote of the Board of Directors*