

HORIZON CONDOMINIUM AMENITIES AND RULES

For your enjoyment and use:

1. **A bicycle rack is provided in driveway. Bicycles, Electric Bicycles and Micro-Mobility Devices of any kind are not allowed in the buildings. Charging of these devices shall be a minimum of 10 feet away from any structure.**
2. **Surfboards and paddleboards are not allowed in the building.**
2. Shuffleboard equipment may be secured at the office. Please return all equipment when finished.
3. Owners may reserve the dining room or sitting room for private use, except for the holiday weekends, Memorial Day, 4th of July, and Labor Day. To reserve, contact the manager and pay a deposit of \$100.00 for reservation. The deposit will be refunded after the use and cleaning by the owner.
4. Tennis Courts are available from Patriot's Day Weekend to Columbus Day Weekend: Please schedule play on the sign-up sheet kept in the office area. Wear appropriate attire, including white tennis shoes. Bathing suits are not allowed. There is no smoking allowed in the tennis courts. The Courts are available to owners, renters and their guests. Any owner's or renter's guest must be accompanied by the owner or renter during the guest's entire court time.
6. Pool is open from Memorial Day Weekend to Mid-September. The pool is available to owners, renters and their guests. Any owner's or renter's guest must be accompanied by the owner or renter during the guest's entire visit to the pool. An adult must accompany children under the age of 14. **Glass containers are not permitted in pool area.** When returning to the building's common areas, please no bare feet or dripping bathing suits. Please use the outdoor shower when returning from the beach to rinse saltwater off and use to clean sand off beach chairs etc.
7. A small play area is available behind the main building.
8. Grills are provided behind the main building. Please clean the grill and turn off the propane tank when finished. Notify management when a tank is empty.
9. **Parking: There is absolutely no parking allowed in front of the pool gate. Cars will be towed at owner's expense. There is a limit of two passenger vehicles per unit. There are no recreational vehicles (oversize RV's, boats, boat trailers) Since parking is limited, a vehicle must display an owner's sticker or a guest pass or risk towing at your expense.** In the winter, our snowstorm policy will be posted in the entry. Violations will result in towing at your expense.
10. No charcoal grills are allowed anywhere on the Lookout property. Grills are not allowed on the main building decks. No open fires or fire pits allowed.

Town and State regulations with which we comply:

1. OGUNQUIT BUILDING CODES prohibit gas or charcoal barbecues or other open flames on any wooden surface.
2. OGUNQUIT FIRE DEPARTMENT mandates that interior and exterior fire doors not be secured in an open position and hallways are clear of obstructions. Also, live Christmas trees are prohibited from the interior of the building.
3. NFPA limits occupancy to 1 person per 200 square feet of space
4. STATE OF MAINE HEALTH and SAFETY REGULATIONS prohibit infants and toddlers in diapers from the pool.
5. Fireworks of any kind (including sparklers) are prohibited.

Building and Common Area rules which Lookout management monitors:

1. Excessive noise (including loud voices and music) is prohibited.
2. Running, roughhousing, roller blading, skateboarding, biking, and other activities which might endanger others is forbidden in common areas, including the driveway.
3. Smoking is prohibited in all buildings of the Lookout property. This includes electronic cigarettes and all locations including cottages, pool and tennis court areas. There is a designated smoking area next to the dumpster in the back driveway.
4. Surfboards cannot be transported in the elevator and are not allowed in the building.
5. Pets are not allowed.
6. Recreational vehicles, campers, boats or trailers are banned from parking at the Lookout.

Please be mindful of the following:

1. Return luggage racks and convenience carts to the lobby after use.
2. Remove trash regularly to the dumpster in garage.

3. **Do not hang towels and articles of clothing over railings or decks.**
4. Store beach chairs on the deck or in your vehicle not in the hallways,
4. Supervise children in common areas.
5. Baseball or softball games to include catch is prohibited near the light stanchions. These games may be played in front of the swing set or in the park behind the pool house.
6. No video or audio surveillance cameras, doorbell cameras, drones or any other type of equipment or software can be installed or operated by any owner. This includes faux equipment. There can be no recording or video surveillance that covers any common area, limited common area or privacy easement. The only surveillance equipment allowed external to any unit is that which is monitored by the HCOA manager and is presently in four areas of the main building. Surveillance equipment within units is allowed.
7. Candles, incense and open flames of any kind are prohibited in all buildings, decks, pool and tennis court areas at the Lookout. This includes electric, gas and charcoal grills. Grills are provided in a safe area on the grounds.

The Association wishes to ensure the enjoyment of all parties at the Lookout. The manager is responsible for dealing with situations which lead to disruption. Difficulties with renters will be reported to owners who must handle the situation immediately. The owner will be responsible to the Association if expenses are incurred. Owners who rent or lend units: please post these rules in your unit.

2/8/25

PLEASE REMEMBER THAT OWNERS ARE RESPONSIBLE FOR THE CONDUCT OF THEIR RENTERS!