

Scribner Hollow Homeowners Rules and Regulations

November 2024

The following Rules and Regulations have been adopted by the Scribner Hollow Homeowners Association, Inc. for the safety, security and enjoyment of our community. All unit owners, renters and guests are required to abide by these Rules and Regulations. Further, all unit owners are responsible for ensuring that their renters and guests abide by these Rules and Regulations.

- 1. FIRE SAFETY/AIR QUALITY:** Make certain to have fully operational fire extinguishers, smoke detectors, and carbon monoxide detectors in your unit. Also, open pit fires, tiki torches, hibachi's and charcoal grills are not permitted anywhere at Scribner Hollow, including in the common areas and on decks.
- 2. FIREPLACE SAFETY:** Be sure to open the flue before starting a fire in your fireplace and please keep fires small. Be sure the fire is out before leaving your unit, and do not put ashes in the dumpster.
- 3. ASHES:** Fireplace ashes should be disposed of in the metal cans that are located near the dumpster enclosure only when they are no longer burning. Please use a metal container when transporting the ashes from your unit to the disposal can. Do not put ashes in paper bags or the dumpster.
- 4. BEARS AND OTHER WILDLIFE:** Scribner Hollow is located in the mountains. There are bears and other wildlife living in close proximity to our property. Do not do anything to try to attract bears or other wildlife. Make certain to place all garbage inside a dumpster and re-latch the dumpster when you are done depositing garbage.
- 5. SPEED LIMIT:** Speed limit is 5 MPH on the property. Watch for pedestrians and children
- 6. TRASH:** Place all trash in plastic bags before putting them into the dumpster. Make certain to re-latch the dumpster when you are done using it. All furniture and oversized or hazardous items must be brought to the Hunter-Tannersville waste disposal Station. Do not put trash on top of or around the outside of dumpsters. Fines will be imposed for violations.
- 7. PETS:** Pets must be on leash at all times in the common areas. Pick up all your pet's refuse. Do not permit your pet to disturb others. Renters of units are not permitted to have pets. Pets are not permitted in the pool area. There is a minimum \$100 fine for each violation of any of these rules regarding pets.
- 8. ENJOYMENT:** of Scribner Hollow Unit owners, renters, and guests shall not disturb or interfere with the enjoyment of others at Scribner Hollow. In addition, Unit owners are responsible for ensuring that their renters and other guests do not disturb or interfere with the enjoyment of others at Scribner hollow. Quiet Hours are 11pm to 7am
- 9. PARKING:** Please do not block roadways. Please be courteous to your neighbors and don't use their spaces!

10. THERMOSTATS: From November 1 – May 10 please keep temperatures in the Living Room, bedrooms and bathrooms, set no lower than 55 degrees. Wifi Thermostats are recommended to allow for remote temperature monitoring.

11. WATER IN UNITS: When vacating your unit for several days or more it is advisable to leave your main water valve off

12. EXTERNAL OR STRUCTURAL CHANGES TO UNITS: Prior to making any external or structural changes to your unit, any changes involving your electrical, plumbing or heating systems, or changes to your fireplace (e.g., installation of wood-burning stove, work affecting chimney, flue, etc.), you must obtain approval from the Association.

13. AIR CONDITIONING: Air conditioning units are not permitted to be installed in windows, or protruding through external walls. Condensers and A/C shaft installation for central air conditioners and ductless split systems (so called "mini-split" systems) must be installed so as to minimize their appearance from the outside and only in compliance with the Association's prior approval. Installation of ductless split systems ("mini-splits") require a Property Modification Form to be filed prior to installation.

14. DECKS: Unit owners are responsible to keep their decks properly maintained, structurally sound, and neat and clean at all times. If the snow depth gets above 12" decks should be shoveled off to prevent excess weight and possible collapse.

15. SNOW REMOVAL: Please move your vehicle to a cleared space once the plows have been through. Avoid parking directly in front of walkways.

16. ENFORCEMENT: The Association reserves the right to set fines, instruct Scribner hollows property manager to enter any unit as may be reasonably necessary for the safety, security and protection of people and property at Scribner hollow, and install surveillance devices (such as video cameras) in common areas, or establish any other remedies for the enforcement of the Association's Rules and Regulations from time to time.