# ****BAYSPOT CONDOMINIUM ASSOCIATION**** ****RULES OF CONDUCT**** **April 2024** **Bayspot website: bayspotoc.com** **A violation of any Rule of Conduct will result in a $50.00 fine for each violation. Additional fines and penalties may apply.**

# ****PETS**:** Pets are prohibited on Bayspot property, unless belonging to a unit owner.  Owner’s pets must be registered with the Board of Directors--including breed, name, license number and rabies tag number/date.  Owner’s pets must be carried or walked on a leash.  Pet waste must be picked up by owner and put in dumpster. If renters are observed with pets, the rental agency or unit owner will be contacted to have the pets removed or the renter evicted and the unit owner fined.

**RENTERS:** If owners rent their unit, it must be registered annually with Ocean City and a rental tag displayed on the front door or utility room window. All renters must be provided or directed to these Rules of Conduct in each unit by the owner or rental company. Bayspot Security will also ensure that renters understand and enforce these rules. No underage drinking is allowed. Owners are responsible for the conduct and actions of their renters, and there are fines for the violation of these rules. Bayspot or its security will contact the Ocean City Police Department, as warranted. Severe and unabated violation of these rules could subject renters to removal and ejection. Bayspot Security has the authority to evict renters for unabated bad behavior or violation of these rules, after contacting the unit owner and a board member, and in concert with the police.

**PARKING**: Park only in the two spaces assigned to each unit within the lines.  Do not occupy any spaces assigned to another unit or park in areas marked for no parking. Cars illegally parked are subject to tow-away and impoundment (impoundment fee min. **$450.00**).  No parking is permitted at any time under stairs or in the triangle shaped area between the P-Q and A-G buildings-removal of poles blocking this area will result in unit owner fines.  No vehicles can obstruct clear passage in the parking lot. **ABSOULTELY NO PARKING OF TRAILERS ON BAYSPOT PROPERTY.**

**SIGNS:** Signs, like sale flyer boxes, contractor advertisement and rentals/sales, are not to be displayed on the property.

**CLOTHES AND TOWELS**: No clothing, towels, laundry, etc. shall be hung on any part of a condominium unit, common elements, walkway or porch railing. Outdoor clothes dryers/clotheslines are never permitted. Violators will have items removed.

**STAIRWAYS, PORCHES & WALKWAYS**: No personal property shall be stored on or under any stairway, walkway, or porch including fishing/crabbing gear, decorative items, chairs, umbrellas, trash, etc.  No plants are to be hung or placed on any condominium common elements, including porches. Violators will have items removed. Exceptions are for bikes in racks.

**RADIO & TV ANTENNAS**: No outside radio or TV antenna or satellite dishes or access cables/wires are permitted.

**OUTDOOR COOKING**: The cooking or preparation of food is not permitted on any walkway, stair, porch, parking lot, lawn area or any of thecommon elements of the property, including in vehicles.  It is a violation of the Ocean City fire code to use hibachis, grills, etc. on any porch, stairway or walkway of the condominium, being a wooden structure.

**FLAMMABLE LIQUIDS**: No flammable liquids or gas cylinders are permitted to be stored on any part of Bayspot property, including boat slips, walkways, boardwalk, bulkheads, porches, in units or under steps. **STRICTLY ENFORCED**

**BICYCLES AND BALL PLAYING**: Bicycles must be parked only in bike racks, under the G & Q stair towers. No roller blades, bikes, skateboards, scooters, etc. on bulkhead boardwalks, and no ball playing in parking lot.

**NOISE:** Owners, renters, and guests shall not make noise or use musical instruments, radios, stereos, televisions and/or amplifiers that may disturb other Bayspot residents and violates the Ocean City noise ordinance. Profane, loud or boisterous talk or disorderly conduct will not be tolerated.  Owners are responsible for their renters/guests conduct in this regard.

**WATERCRAFT**: To be moored only in the owner’s assigned boat slip.  The mooring, entering or exiting a watercraft or the water on the Mackey’s side bulkhead is prohibited.  Unit’s assigned boat slip is No. \_\_\_\_\_and as posted on the bulletin board. Racks are available to store kayaks, etc, but Bayspot is not responsible for them.

**SMALL CRAFT DOCK**: Located on the bulkhead on the west end of the property, it is for the loading and/or unloading of small watercraft belonging to Bayspot owners or their guests. It cannot be used for long term or overnight docking.

**SMOKING**: Bayspot is a wooden structure and due to fire potential, **NO SMOKING of any kind** is allowed on decks, or porches. Use smoking receptacles located in several areas on the parking lot and near the benches. Marijuana cannot be smoked in any public area, including Bayspot’s porches, decks, walkways, piers, parking lot/cars and boats.

**BY ORDER OF THE BAYSPOT BOARD OF DIRECTORS**  
**THIS NOTICE TO BE POSTED UNDER GLASS IN EACH UNIT​**