

Roman Ridge Condominium at Trader's Landing
Council of Unit Owners ~ PO Box 984, McHenry, MD 21541

CONDOMINIUM RULES

(Distributed to Council of Unit Owners, each owner, December 2018)

Parking – Parking is allowed near each unit provided traffic flow is not impeded in any way. Parking spaces are not assigned so each vehicle is to be parked considerately so there is room for all. Talk with your neighbors to resolve any problems with parking spaces.

Disposal of trash – All trash is to be bagged in plastic bags and tied securely. Compress or break down all boxes as small as possible. Do not place loose garbage in the cans as the trash is collected by hand. Do not use the commercial dumpsters. Pickup is on Monday and Friday with extra collections during peak-usage times. All units have been provided with bear-proof trash cans. Each unit owner is responsible for obtaining and keeping a trash can. They are available at Lowes.

Noise – Quiet time should be between 10 p.m. and 7 a.m. Disruptive neighbors may be reported, in extreme situations, to MD State Police.

Pets – Pets are to be leashed at all times. No animal waste is allowed on the premises. Owners are required to clean up dogs and cat waste and dispose of the bag properly. Four-legged pets are not permitted to run free or be left unattended in condo units for extended periods of time. Excessive barking is forbidden.

Speed limit – The posted speed limit is 5 mph. This helps to promote safety and preservation of roads.

Litter and charcoal – Unit owners are solely responsible for keeping units free of litter and/or debris. There is no full-time maintenance person hired to do it. Cold fireplace embers and charcoal are to be disposed of in plastic bags and placed in garbage cans. Dumping of hot embers or coals in the parking lot is forbidden. Grills, fireplaces, candles, or any flame-producing devices (inside or outside) are never to be left unattended. Wood burning fireplaces in the quad units are subject to annual inspection and cleaning at the owner's expense. Owners must grant access to inspectors and will be billed accordingly. **Long term storage of debris on the ground is forbidden.**

Grounds - Unit owners are responsible for maintaining the grounds immediately adjacent to their respective units. This includes trimming, weeding and mulching of landscaped areas. Owners are asked to use chocolate brown shredded pine mulch. Decking and bricks must be maintained, free of unsightly weeds, trash and clutter. Areas underneath decking must be neat in appearance and free of clutter and debris. Long term storage of equipment, recreational items or other personal belongings on patios and adjacent decking is forbidden. Storage units are available in the Oakland area. It is the goal that each unit will be neat, tidy and free of clutter, so as to create the appeal that makes Roman Ridge a desirable Deep Creek Lake community. Property management office will inspect the premises routinely to ensure the community remains 'clutter-free.'

Firewood – It is not necessary to cover firewood, but it must be stacked neatly maintaining a space between the wood and outside wall.

Boats/trailers – NO boats, trailers or campers are permitted in the residential or commercial areas. Parking is available at Deep Creek Lake State Park boat ramp for a nominal fee. Owners who hire rental companies MUST notify them of this so that tenants comply.

Rental units – Any unit owner who chooses to rent their unit must notify the Property Manager that their unit is being rented and provide the rental company's name and contact information. Please provide the rental company with a copy of these rules as well as post them in the unit. Most complaints about renters involve noncompliance with noise, parking, garbage and maintenance regulations.

Firearms and illegal substances – Firearms, fireworks, BB guns, and air rifles are strictly prohibited on the premises. Illegal substances are banned by Maryland Law.

Fire extinguishers and alarm devices – Unit owners are required to have 1A10BC fire extinguishers in the kitchen area. Rental units must have them wall-mounted in plain view. Smoke detectors, required by Code of MD Law, must be properly installed and in working order on every level of the unit. Rental units must also have a smoke detector in every bedroom. Units using propane fuel must have carbon monoxide detectors installed in the bedroom areas. **NON COMMERCIAL FIRE EXTINGUISHERS ARE TO BE REPLACED ANNUALLY BY EACH UNIT OWNER.**

Physical changes – Any exterior alterations and/or improvements must be approved by the Board prior to the work beginning. Requests must be addressed to the Board of Directors in writing and are to include diagrams or pictures. Modifications include but are not limited to deck expansions, hot tub placement and/or installation of air conditioning units. Hot tubs may not be placed on raised decking. Installation or placement of window air conditioner units are subject to approval by the Board as would be applicable to any other building modification. All exterior changes must comply with current building codes and be consistent with existing building detail. If approved the unit owner will be responsible for all project costs of labor and materials. All requests will be considered in a timely manner and no construction shall begin before approval is given. All decks must be maintained, in good condition, and sealed with clear coat or Natural sealer. **No color stains.** Red outside doors are to be re-painted with "Barn Red" Cabot's Finish water-based acrylic paint.

Questions regarding property management may be directed to the Property Manager, C/O Roman Ridge at Trader's Landing, PO Box 984, McHenry, MD, 21550 or by calling 301-616-6242.