

SKI HARBOR
RULES AND REGULATIONS
2010

These Rules and Regulations govern the use of common elements and other activities effecting the overall value of Ski Harbor property and the well being of owners, renters, and guests. These rules have been approved by the Board of Directors and will be reviewed periodically for changes deemed necessary. They are binding on all owners, renters, and guests. It is the responsibility of the owners to assure that guests and renters understand these rules, and it is required that Rules and Regulations be posted in the units. (In the event that any rule listed within is in conflict with Bylaws, the Bylaws will prevail.)

I. Balconies

- A. Debris of any kind should not be thrown or dropped from the balconies.
- B. Barbecuing or cooking on the balconies is prohibited.
- C. Patio type fireplaces are prohibited on balconies.

II. Conduct of Occupants

- A. Occupants are expected to abide by the rules and regulations contained herein.
- B. Occupants must regulate the occupancy and use of their units so as not to unreasonably or unnecessarily disturb any other occupant.
- C. Occupants must exercise due consideration at all hours in the operation of a radio, television, musical instrument, or any other item so that the sound emanating will not unreasonably or unnecessarily disturb any other occupant.
- D. Excessive noise and unreasonable activity between 11:00 p.m. and 9:00 a.m. are prohibited.
- E. All forms of skating are prohibited except on the basketball court when basketball is not being played.
- F. Property management has the right to close or discontinue the use of any common area and facility because of a rules violation by an occupant(s).

III. Club Room

- A. Owners may reserve the room for a fee to be determined by the Board of Directors.
- B. Persons using the club room are responsible for cleaning the room and using it in a manner which is neither destructive to the room or its contents nor disturbing the residents.

IV. Docks

- A. One boat slip per unit may be used, based on availability, with priority given to those occupying units 1-38.

- B. Taking the slip of another boater who has left evidence that the slip is occupied is prohibited and will result in the loss of dock privileges.
- C. Running, jumping, or pushing on the docks is prohibited.
- D. No glass objects are to be taken on the docks or along the shoreline.
- E. Caution should be exercised when using the docks to assure no damage to bathers, boats, or docks occurs.
- F. Unit rentals will not include a boat slip unless the owner has arranged to keep the slip free for the use of those renting.
- G. Unit owners must inform the property manager of their boat registration number and what arrangements they have made to remove their boat in case their unit is rented.
- H. Regulations of Dock Usage:
 - 1. All Unit Owners have been issued two colored metal tags, each bearing their Unit Number. One of the tags shall have an "R" next to the number indicating that the tag is designated for use by renters or guests of the Unit Owner. Unit Owners selling their Units shall be responsible for conveying the tags to the purchaser at the time of closing on the sale of their Unit.
 - 2. Prior to receipt of the tags, the Unit Owner shall execute an agreement forwarded by the Board President:
 - a) Acknowledging receipt of the tags and agreeing to be fiscally responsible for the cost of replacing lost tags,
 - b.) Consenting to procedures for removal and storage of boats as set forth in this regulation,
 - c.) Providing to the Board President, and agreeing to timely update, personal contact information which would allow reasonably prompt communication,
 - d.) Arranging with any rental agent for the property the steps necessary to facilitate temporary distribution of the tags if appropriate, and execution of an agreement by the tenant to be responsible for return of the tags and to comply with, and be bound by this regulation as it concerns use of the boat slip and removal of boats there from.
 - 3. All boats docked at Ski Harbor must have one of the tags (Owner or Renter) attached at all times.
 - 4. The Property Manager, or its designee, (hereinafter "property manager") shall inspect the boat slips at Ski Harbor daily during peak usage periods, and as often as necessary at other times, to insure that all Unit Owners or their renters or guests, shall have access to one of the boat slips (currently 34) in accordance with the priorities established in their ownership documents and the By-Laws for the Council of Unit Owners. **NOTHING IN THIS**

REGULATION IS INTENDED TO, NOR SHALL HAVE THE EFFECT OF, CHANGING OR ALTERING THOSE RIGHTS.

5. At any time that the property manager determines that a boat without a tag is docked at Ski Harbor, the property manager shall place a notice upon the boat and notify the owner of the boat (only if that information is apparent or otherwise known to the property manager) that the boat will be towed and stored at a marina of the property manager's choice at the boat owner's expense in 24 hours

6. In the event that it appears to the property manager that there are 4 or less spaces available for docking at Ski Harbor and that one unit has more than one boat docked at Ski Harbor so that it is possible that other owners (or their guests or renters) may not enjoy the timely use of one space to which their unit is entitled, the property manager shall give notice to the Unit Owner in the manner designated by the Unit Owner in paragraph 2 of this Regulation that the boat bearing the Owner tag will be removed and stored at a marina at the Unit Owner's expense in 24 hours.

7. If and only if, after the property manager has taken the steps set forth in paragraphs numbered 5 and 6, it appears that owners (or guests or renters) in units 1-38 will not have the priority use of one slip to which they are entitled, the property manager shall conduct a lottery in a manner approved by the board among units 39-50 (with boats at a dock) to determine which boats shall be removed after 24 hour notice for only so long as may be required to allow reasonably anticipated actual use by Units 1-38 in accordance with the priority established by their ownership documents and the By-Laws

8. If and only if, after the property manager has taken the steps set forth in paragraphs 5,6 and 7 above, it appears that Owners (or their guests and renters) will not have the use of a slip, the property manager shall conduct a lottery in a manner approved by the board among the owners of units 1-38(with boats at a dock) to determine which boats shall be removed after 24 hour notice for only so long as may be required to allow reasonably anticipated actual use of the slips by the remaining owners of Units 1-38.

V. Penalties

A. Any violation or breach of the rules and regulations set forth herein shall subject the violators to suspension of the privilege of the use of the facilities where the violation occurred until such time as the property manager or the Board of Directors rescinds the suspension.

- B. Repeated violations or breach of the rules and regulations set forth herein by guests or renters shall subject the violators to expulsion from Ski Harbor.
- C. Repeated violations or breach of the rules and regulations set forth herein by owners shall subject the violators to fines determined by the Board of Directors in accordance with Title II of the Real Property Article of the Maryland annotated code titled "Maryland Condominium Act".

VI. Pets

- A. Owners with pets must keep them on a leash when outside the unit and must clean up their pet's litter.
- B. Renters are not allowed to have pets.
- C. Excessive noise from pets is prohibited.

VII. Trash

- A. All garbage must be securely wrapped, preferably in plastic bags, before being placed in a trash bin.
- B. Trash must be deposited in the trash bins located at the north and south corners of the garden apartments.
- C. Trash bins may not be blocked at any time.
- D. Ashes must be cool before being placed in bins.

VIII. Unit Rentals

- A. The number of bedrooms in a unit- multiplied by two- shall determine the capacity of a unit. A living room with a sleeper sofa may be considered a bedroom for determining capacity, however, in no case should the capacity exceed ten (10).
- B. Those owners renting their units will be assessed a yearly fee determined and published by the Board of Directors for excess facilities use. Funds from the fees will be placed in the capital improvement budget.
- C. Group rental of two (2) or more units by a single group or related families requires the prior approval of the property manager and the president of the Board of Directors. A security deposit for the use of the common elements may be charged.
- D. A copy of the "Rules and Regulations" for Ski Harbor must be provided to the renters by the rental agency and must be posted in the rental unit.

IX. Vehicle Use

- A. Vehicles are not to exceed 5 miles per hour in Ski Harbor.
- B. Units are limited to two vehicles unless a garage is used for a third vehicle.
- C. Using parking space of a unit other than the one being occupied by the owner of the vehicle is prohibited.
- D. Trailers shall not be parked at the Unit by either the Owner(s) or the Occupant(s), except that boat or Jet Ski trailers may be parked at the Unit for only 48 hours to pick up or drop off a vessel. At no time shall the trailer block the flow of traffic.

- E. Trailers may not be stored for the season on Ski Harbor property.
 - F. Blocking fire lanes, apartment building entrances, or trash bins is prohibited.
 - G. All off-road motorized vehicles, including snowmobiles, are prohibited from use on Ski Harbor property.
 - H. Violators will have their vehicles towed at the owner's expense.
- X. Pool Building

A. General area

- 1. Use is restricted to Ski Harbor occupants.
- 2. Unit identification must be available at all times and presented upon request by management or owner.
- 3. Alcoholic beverages and glass containers are not permitted in the building.
- 4. Pets are prohibited in the area.
- 5. Adjustments to air and water are made by management.
- 6. Additional rules to those in Section X posted in the pool area by the management must be obeyed.
- 7. Failure to abide with the rules and regulations may cause immediate suspension of pool privileges.

B. Pool and Deck

- 1. No diving is permitted.
- 2. Running is prohibited.
- 3. Children under 12 years old must have adult (18 years or older) supervision.
- 4. Unauthorized use between 10:00 p.m. and 12:00 noon is not permitted.
- 5. Showers should be taken before and after use.
- 6. Diapers must be used on non-potty trained children.
- 7. Ball playing or the use of flotation devices (other than body devices) must have the permission of those in the pool.
- 8. Occupants use the pool at their own risk.

C. Jacuzzi

- 1. Toys are prohibited.
- 2. Children under 4 years old are not allowed in the Jacuzzi.
- 3. Children under 12 years old must have adult supervision.
- 4. Diving is not permitted.
- 5. Swimming is prohibited.
- 6. No playing is permitted.
- 7. The last person using the Jacuzzi should turn off the motor.
- 8. Users should sit on the edge, on steps, or stand on the bottom.
- 9. Occupants use the Jacuzzi at their own risk.

D. Sauna

- 1. Sauna use is limited to 30 minutes at one time.
- 2. Children under 12 years old should not use the sauna.
- 3. Water should not be poured on the rocks.
- 4. The sauna should be turned off after use.

5. Occupants use the sauna at their risk.

XI. Tennis Court

- A. The court is restricted to tennis play by Ski Harbor occupants.
- B. If the need arises, court reservations may be made by signing the daily schedule posted on the fence near the court entrance.
 - 1. The names of those playing in a scheduled time must be included on the schedule.
 - 2. The unit number of one of the players must be listed on the schedule.
- C. Play must be limited to one hour per unit per day unless there is unreserved time.
- D. Flat sole tennis shoes are required on the court (black sole shoes are discouraged).
- E. No food, tobacco products, or sharp objects may be taken on the court.
- F. Users should keep the court clean and free of danger by putting all litter in a trash receptacle, sweeping leaves and other debris off the court before using, and sponging the court when there are puddles of water.
- G. Objects should not be thrown on the court.
- H. Players should use good tennis etiquette at all times and respect our neighbors by avoiding loud or abusive language and by not trespassing on their property.
- I. Occupants use the court at their own risk.
- J. Failure to abide with the rules and regulations may cause immediate suspension of tennis privileges.

XII Walkways

- A. It will be the unit owner's responsibility to inform the property manager when they would like to have their walk cleared of snow or ice and they will be responsible for the cost associated with this.