

# **LAKE SIDE COLONY CONDOMINIUM II**

## **REVISED HOUSE RULES**

### **I. GENERAL REGULATIONS**

- A. No Unit Owner shall make or permit any disturbing noise in any Unit, nor shall any harmful or offensive activity carried on in any Unit or on the Common Area, nor shall anything be done, either willfully or negligently, which may interfere with the peaceful quiet possession rights, comforts or conveniences, or which may become an annoyance or nuisance to the other Unit Owners.
- B. There shall be no obstruction of the Common Area nor shall anything be stored on the Common Area without the prior consent of the Board of Managers. Each Unit Owner shall be obliged to maintain his/her own Unit and keep it in good order and repair. No Unit Owner shall use the Common Area to store carriages, chairs, bikes, toys, barbecues, etc. No clothes, sheets, blankets, laundry of any kind or any other article shall be hung out or exposed on any part of the Common Area.
- C. The Common Area shall be kept free and clear of rubbish, debris and other unsightly materials.
- D. Firewood shall only be stored behind the building or at the end of the building and must be kept at least (36") 3 feet away from the building on a pallet. No Unit Owner shall keep more than ½ a cord of wood on the Common Area at any one time. No firewood is permitted to be stored on the perimeter of the buildings between April 15<sup>th</sup> and September 15<sup>th</sup>.
- E. The display of signs of any kind is not allowed. This includes commercial signs, For Sale signs, etc. The posting of signs anywhere on the property (this includes mailboxes and windows) is prohibited.
- F. No bird feeders or birdbaths are permitted on any part of the property or Common Area as they can be health hazards and/or attract rodents or termites.
- G. American Flags may be displayed only at the front entrance of a Unit. No flags other than American flags are permitted.
- H. No alterations may be made to the outside of the building or to any other portion of the Common Area without PRIOR WRITTEN PERMISSION from the Board of Managers. Any Unit Owner who wishes to install a satellite dish, an awning, an under-deck protector or handrail, or any other alteration of any sort, must first contact the Managing Agent for proper forms and procedures.
- I. No industry, business, trade, occupation or profession of any kind, be it commercial, religious, educational or otherwise which is a source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its

residents shall be permitted on any part of the property. All valid laws, zoning ordinances and regulations of governmental bodies having jurisdiction thereof shall be observed. Any violation by a Unit Owner may (at the option of the Board) be cured by the Board at the Owner's expense.

- J. The Board of Managers, pursuant to the By-Laws of the Association, shall exercise the power to make and amend such House Rules as may, in the view of the Board, be reasonable and necessary to carry out the intent of the Declaration and the By-Laws and to effectively manage the property.
- K. Any storm door installed for a unit must be full view and must be white. Any benches placed in front of the units must be of wooden park bench design. (Board approval must be secured in advance.)
- L. Individual flowers may be planted around each Unit. Shrubs/bushes may be planted but require written consent from the Board of Managers. Unit Owners are expected to water the lawn and flowers/shrubs nearest their units to assist in keeping the landscaping material healthy, especially during hot dry spells. Please remember not to water when the sun is shining. It is better to water early in the morning or late in the afternoon/early evening.
- M. No Unit Owner shall interfere with the work of any contractor or maintenance person hired by the Board of Managers or the Managing Agent. Any complaints regarding work done on the property must be reported to the Managing Agent. Unit Owners shall not send any employee, contractor or agent of the Board of Managers or the Managing Agent on Unit Owner's private business.
- N. Any Unit Owner who desires to sell or sublease their Unit must contact the Managing Agent and follow proper procedures. It is the Unit Owner's responsibility to ensure that the tenant or new owner receives a copy of the Lakeside Colony Condominium II House Rules. All tenants must sign leases which are approved by the Board as to form and which must contain, among other things, an acknowledgement by the tenant that he/she has read the Rules and agrees to follow them.
- O. Unit Owners shall be held responsible for the violation of any Rule by his or her subtenant.
- P. There is no weekly BULK TRASH PICK UP. The Town of Yorktown, for a \$25.00 pre-paid fee, will schedule a pick up of your bulk trash. If you need further information on recycling and/or bulk trash, please contact The Town or Yorktown Conservation Department at (914) 245-4438. There are two scheduled bulk pick-ups a year, one in the Spring and one in the Fall. These are listed in the recycling literature that is sent out from the Town at the beginning of every year.
- Q. Garbage, other than recyclables or bulk pick-up, must be placed in the appropriate dumpster. Household garbage is to be put in plastic bags IN THE DUMPSTERS. If a dumpster is full, please use the next available dumpster. Bags of garbage should NEVER be left outside the dumpsters. Glass bottles and plastic are to be put in your

green recycling bins and left out on Sunday evening for Monday recycling pick up. If your dumpster has a recycling shed attached to it, bottles and plastic are to be placed in the trash cans inside the sheds. It is the responsibility of the Unit Owners to retrieve, by Monday evening, any recycling left behind by the Town.

R. The owning of a household pet is a privilege (not a right) at Lakeside Colony Condominium II. Therefore, there are regulations which must be followed regarding household pets. These regulations apply to Unit Owners and Tenants.

1. No animals, reptiles, livestock or poultry of any kind may be raised, bred or kept in any unit or the Common Area.
2. No pets (defined as cats, dogs or other household pets) may be kept in the Units for breeding or other commercial use. No household pets may be maintained or domiciled in the Common Area.
3. A household pet must be under direct supervision and control of its owner or the person responsible for it AT ALL TIMES.
4. No pets shall be allowed to run freely on the Common Area. They MUST be on a leash AT ALL TIMES and must be picked up after they have completed their business.
5. Lakeside I and II, along with Villas on the Lake and Old Yorktown Village, have a cross agreement regarding disposal of defecation. No pet shall be allowed to defecate on any of the properties without being properly cleaned up after.
6. All pets must be properly licensed and immunized in accordance with local laws.
7. No pets shall be allowed to cause or create a disturbance or nuisance including but not limited to the following:
  - a. Noise (described as excessive barking, meowing, howling or scratching)
  - b. Agitation of other animals (growling, scaring, teasing or attacking)
  - c. Agitation of people (growling, biting, threatening, attacking or jumping on them)
  - d. Attacking other animals while outside UNATTENDED
  - e. Creating a health hazard (strewing garbage, killing birds or other animals)

If a pet is found guilty of any of these offenses, the owner of the animal shall be held responsible for their actions subject to the Enforcement Procedures outlined later in this document.

S. All Unit Owners shall be required to have their dryer vents professionally cleaned in even numbered years. Proof of cleaning in the form of a copy of the receipt from a licensed, insured contractor will have to be submitted to the Managing Agent no later than September 30<sup>th</sup> every EVEN NUMBERED year.

T. All Unit Owners shall be required to have their chimneys swept in every even numbered year. Proof of cleaning in the form of a copy of the receipt from a licensed, insured contractor will have to be submitted to the Managing Agent no later than September 30<sup>th</sup> every EVEN NUMBERED year.

- U. There is absolutely NO PARKING on the fire lane. Cars may drive onto the fire lane for loading and unloading of items or passengers, but must then be immediately removed and parked appropriately. If there is a contractor working in your unit and they need to bring their truck into the fire lane for any period of time, the Managing Agent must be notified in writing at least 24 hours prior to the work.
- V. Unit Owners are expected to be courteous to their neighbors by first using their assigned numbered space. Additional cars may be parked in an un-numbered spot on a first come, first served basis. All vehicles should be parked between the lines.

## **II. ENFORCEMENT OF BY-LAWS AND HOUSE RULES PROCEDURES**

1. Any issues or complaints must be submitted to the Managing Agent in writing. The Managing Agent will bring your concerns to the attention of the Board of Managers.
2. Upon the first offense, the Managing Agent will notify the offending Unit Owner of the complaint by phone and by mail, and notify the Unit Owner that the offending conduct must be corrected or, if a single event, not repeated, as appropriate.
3. After written notification of a second offense, the offending Unit Owner will receive a letter warning that a fine will be imposed within 10 days after the date of letter if the offense is not corrected or if a single event it is repeated.
4. If, after 10 days, the offense is not corrected, or if a single event is repeated, a fine will be levied not to exceed fifty dollars (\$50.00) and notice shall be sent to the Unit Owner by regular mail and by certified mail, return receipt requested, or by overnight delivery service (such as DHL) or delivered by hand. For each day that the violation continues, or for each time that it is repeated, as the case may be, after notice is delivered, it shall be considered a separate violation and subject to a levy equal to the first notice.
5. Any charge so levied is to be treated and collected as a Common Charge against the Unit Owner involved, and his/her unit, and the Board of Managers may enforce collection in the same manner as it is entitled to enforce collection of the Common Charges. Such levy of charges shall not replace or abrogate any action for damages or for injunctive relief as provided by law.
6. A Unit Owner may contest the complaint by submitting written notification to the Managing Agent providing details of the situation. The Board of Managers shall be the sole judge as to the validity of the complaint and of the response of the alleged offending Unit Owner.