

1 **RULES AND REGULATIONS FOR**
2 **EDGEWATER CONDOMINIUM**

3
4 **August 26, 2023**
5

6
7
8
9 The By-laws of Edgewater Condominium authorize the Board of Managers to adopt such
10 uniform rules and regulations governing the use and maintenance of units, common
11 elements and restricted common elements to assure the enjoyment of all owners and
12 occupants and to prevent unreasonable interference. They shall be consistent with the
13 Condominium Act, the Declaration and the By-laws.
14

15 The rules and regulations will be reviewed periodically by the Board of Managers, and
16 amended as necessary, to better serve the membership.
17

18 The following rules and regulations together with such additional rules and regulations as
19 may hereafter be adopted by the Board of Managers shall govern the use of the units and
20 the conduct of all owners and occupants.
21

22 Homeowners are responsible for making sure renters know and follow these rules and
23 regulations. Failure to do so may result in fines to the homeowner.
24

25 **Table of Contents**

26

27 Enforcement..... 3

28 Leasing of Units..... 3

29 Common Elements..... 4

30 Outdoor Activities and Recreation Area 4

31 Exercise Room 5

32 Swimming Pool..... 5

33 Fire Pit..... 6

34 Beach..... 7

35 Destruction of Property 7

36 Exterior 7

37 Flower Beds and Landscaping 8

38 Interior 8

39 Dryer Vent Installation..... 8

40 Floor Covering..... 9

41 Air Conditioning..... 9

42 Antennas and Satellite Dishes 9

43 Repair and Maintenance..... 10

44 Refuse Removal and Recycling 10

45 Safety 11

46 Laundry Facilities 11

47 Personnel 11

48 Running a Business..... 11

49 Noise and Quiet Hours..... 11

50 Pets 11

51 Parking 13

52 Driving on Edgewater Roadways..... 13

53 Pest Control 13

54 Locks and Passkey 14

55 Miscellaneous 14

56 Car washing..... 14

57 Sunbathing 14

58 Fish cleaning..... 14

59 Grilling 14

60 Bug zappers 14

61 Lakeside fence 14

62 Lakeside Lounge..... 15

63 Smoking Policy..... 15

64 Replacement Doors and Windows..... 16

65 **Enforcement**

66 The Board is responsible for ensuring that the Rules and Regulations are enforced. (Amended
67 By-Laws Article IV Section12). The Board and/or Manager will routinely check the property for
68 obvious violations of the Rules and Regulations. Owners should report violations in writing to
69 the Board and/or Manager.

70 The following procedures will be followed regarding enforcement of the Rules and Regulations:

71 **Violations**

- 72 • Violations are considered to be any action which poses a threat to Association property
73 or any one individual, any action which causes undue nuisance to other owners, any
74 action which is in violation of any code or law, and any action that is not in compliance
75 with the Rules and Regulations.
- 76 • The Manager will confirm the violation and contact the violator to resolve the
77 violation. If the violators do not own the unit where they reside, the owner will be
78 contacted concurrently.
- 79 • If the violation is not rectified, the Manager will notify the Board that a violation has
80 occurred, and that the responsible parties have been notified and have not corrected it.
- 81 • An initial fine of up to \$500 may be assessed by the Board. Additional fines of up to
82 \$500 per month may be assessed by the Board until the violation is rectified. If the
83 violator is not the owner, these fines will be assessed against the owner.
- 84 • Unpaid fines will be subject to the interest penalty accrual resolution effective January
85 1, 2011.
- 86 • Violations that are not corrected through the enforcement process described herein
87 may result in legal action at the discretion of the Board.
88

89 **Leasing of Units**

90 Edgewater Condominium is a private residential multiple dwelling property, as defined in the
91 Amended Declaration
92

93 **No unit may be rented or leased for monetary compensation, or advertised as
94 such, for a period of less than 30 consecutive days.**

95 All owners who rent or lease their unit must:

- 96 • Provide the Office with a completed Rental Occupancy Form (available on the website
97 or from the Office) for each separate rental, prior to the unit being occupied by the
98 renter.
- 99 • Provide the Office with a copy of the signed lease/rental agreement.
- 100 • Comply with all applicable Local, County and State laws governing rentals.
101

102 Any owner who rents or leases a unit to a tenant shall be fully and legally responsible for the
103 behavior of the tenant. Any violation of any rules shall be the sole responsibility of the owner,
104 and all fines and other necessary actions will apply to the owner.

105 Any owner who rents or leases a unit to a tenant transfers all rights to use and enjoyment of
106 the common elements and amenities to the tenant for the duration of the lease agreement.
107 Access to those Common Elements and amenities may not be divided or sublet.

108 Any owner who fails to comply with the provisions of this Section when renting or leasing a
109 unit will be subject to the Enforcement process as outlined elsewhere in this document.
110

111 **COMMON ELEMENTS – DEFINITION AND USE**

112 For purposes of this Rules and Regulations document, the common elements and restricted
113 common elements are defined as follows. This limited definition shall in no way supersede the
114 description of common elements set forth in the Declaration.

115 Common Elements. Common elements consist of all parts of the condominium property other
116 than the unit. This includes all of the land upon which each building is located, lawns, trees,
117 shrubs and all landscaping, as well as recreation areas and all other community facilities.

118 Each unit owner has an ownership interest in the common element.

119 Each unit owner may use the common elements in accordance with the purposes for which
120 they are intended, without hindering the enjoyment of or encroaching upon the rights of other
121 unit owners. The Board of Managers will determine the purpose for which a common element
122 is intended to be used.

123 No unit owner shall do any work which would affect or alter any part of the common element
124 without express written approval from the Board of Managers.

125 The common elements shall not be divided. No unit owner has a right to enjoy exclusive rights
126 in a part of the common element by reason of their ownership of a particular unit.

127 Restricted Common Elements. Portions of the common elements are set aside for the restricted
128 use of the respective units having direct access to them, and include all lakeside upstairs
129 balconies and downstairs patios, whether open or enclosed, and all downstairs roadside patios
130 attached to the units. Upstairs roadside balconies are not considered restricted common
131 elements.

132 Use of the Common Elements. The use of any and all common elements of the Condominium
133 Association is reserved exclusively for the use of owners and their tenants with the exception of
134 the following:

- 135 • Those homeowners whose Association Maintenance Fees and/or assessments are in
136 arrears greater than 90 days.
- 137 • Those homeowners who have a lien or foreclosure filed in the County of Chautauqua
138 against their property located at Edgewater Condominium Association by the Board of
139 Managers of Edgewater Condominium Association.

140
141 **Outdoor Activities and Recreation Area**

- 142 • Team sport activities such as football, baseball, or large group activities shall be played
143 on the south side of the main drive, behind the sports court areas, only.
- 144 • Small group activities, such as cornhole, croquet, etc., are permitted on the lakeside of
145 the units, but should be moved to such a distance as to not interfere or inconvenience
146 other residents. No games or equipment may be left out overnight.
- 147 • A number of outdoor games are available for use. All games are located in the pool
148 building or sport court storage shed. Games must be returned immediately after use.
- 149 • Roller-skating, in-line skating and bike riding are allowed on roadways only.
- 150 • Bikes must be kept in a bike rack when not in use.
- 151 • Operation of ATVs, snowmobiles, and off-road motorcycles are prohibited on ECA
152 property.
- 153 • Hitting golf balls is permitted in the western field, south of P building, as long as it is
154 directed away from buildings and vehicles.
- 155 • The sports court area is available for use between 9 a.m. and 9 p.m.

- 156
- 157
- 158
- 159
- 160
- 161
- 162
- 163
- Picnic tables are available behind each building. If residents having a private function borrow one from a neighboring building, the table must be returned immediately after the event, and at no time should any building be left without at least one picnic table.
 - Drones and remote control vehicles are restricted to the western field south of P Building, may not be operated in any parking area or near any vehicle storage, and may not be operated over or near any ECA buildings, including residences or the pool area.

164 **Exercise Room**

- 165
- 166
- 167
- 168
- 169
- 170
- 171
- 172
- 173
- 174
- 175
- 176
- 177
- 178
- 179
- 180
- 181
- 182
- 183
- 184
- 185
- 186
- 187
- The exercise room should remain locked when not in use. Access codes are available from the Association Office.
 - Persons under 18 must be accompanied by an owner or registered tenant.
 - No food or beverages are permitted in the Exercise Room (except water).
 - Glass containers are prohibited in the Exercise Room.
 - No personal items or equipment may be left in the Exercise Room.
 - All equipment in the Exercise Room shall be the property of the Association. Anyone wishing to donate any equipment must receive approval from the Board of Managers prior to placing the equipment in the Exercise Room.
 - Any equipment deemed to be non-functional, damaged, or unsafe for any reason, should be reported to the Association Manager immediately. The Manager will have the equipment checked immediately and tagged Out of Service if deemed necessary. The Board of Managers shall direct such equipment be repaired, removed or replaced upon majority vote of the Board.
 - No person shall remove any Out of Service tag, nor utilize any equipment so tagged.
 - No person shall remove any items from the Exercise Room without prior approval of the Board.
 - All persons utilizing the Exercise Room must comply with all additional rules posted within the Exercise Room.
 - Consult your doctor before starting a new workout routine.
 - Use equipment at your own risk. Edgewater assumes no liability for injuries or accidents that may occur.

188 **Swimming Pool**

189 All pool rules must be obeyed and will be strictly enforced:

- 190
- 191
- 192
- 193
- 194
- 195
- 196
- 197
- 198
- 199
- 200
- 201
- Swim at your own risk – NO LIFEGUARD on duty.
 - Pool hours 8:00am to 10:00pm. The pool will be closed for maintenance whenever necessary.
 - Admittance to the pool is accessed through the men's and ladies' locker rooms. One key card will be provided for each unit. No extra/spare key cards will be issued. In the event of loss, owners must notify the office for deactivation. A replacement card may be obtained for a replacement fee.
 - All guests must be accompanied by an owner at all times. All persons under the age of 18 must be accompanied by, and under the supervision of, an adult.
 - Diving, running, jumping and/or horseplay are prohibited.
 - Evacuate the pool area and go to a safe indoor location at the first sign of thunder or lightning. Return only after the storm has passed.

- 202 • Glass containers are prohibited. Cans and plastics are acceptable.
- 203 • Food is allowed only at tables in the pool area. You are responsible for picking up all
- 204 debris and disposing of it properly.
- 205 • Any toys and floats provided are to be returned to the proper container when not in
- 206 use.
- 207 • Recreational loungers, floats and balls are prohibited in the pool. Personal safety
- 208 floatation devices (life jackets, swimmies or water wings, etc.) are permitted and
- 209 encouraged.
- 210 • Pool diapers are required for babies at all times in the pool.
- 211 • No more than eight people from one unit are allowed in the pool at one time.
- 212 • Smoking is not permitted anywhere within the fenced pool area.
- 213 • Pets are not allowed within the fenced pool area.
- 214 • Music may be played with headphones only, or with agreement from all others utilizing
- 215 the area, and then only at a volume that does not disturb others.
- 216 • Tables or chairs may not be reserved by leaving towels or personal items. Unattended
- 217 items may be removed.
- 218 • Owners are required to read, sign and agree to abide by the above Pool Rules and
- 219 Regulations and acknowledge liability should any damage occur due to the actions of
- 220 themselves, family, and guests. Owners must further agree not to give their key
- 221 fob/card to children under the age of 18 or unaccompanied guests. Additional
- 222 restrictions and rules may be enforced as required based on Health Department
- 223 restrictions or guidelines.
- 224

225 **Fire Pit**

- 226
- 227 • The firepit may be used at your own risk. Anyone unfamiliar with operating
- 228 instructions for the firepits should contact the Office during regular business hours for
- 229 instruction.
- 230 • Firepit hours are 8:00am to 10:00pm. The area may be closed for maintenance
- 231 whenever necessary.
- 232 • Admittance to the firepit is accessed through the pool area gate. Anyone using the
- 233 area must also comply with all Pool Usage Rules and Regulations. Gates must remain
- 234 closed to prevent unsupervised access into the pool area by children, etc.
- 235 • All guests must be accompanied by an owner at all times. All persons under the age of
- 236 18 must be accompanied by, and under the supervision of, an adult.
- 237 • Evacuate the firepit area and go to a safe indoor location at the first sign of thunder or
- 238 lightning. Return only after the storm has passed.
- 239 • Glass containers are prohibited. Cans and plastics are acceptable.
- 240 • Firepits may not be used for cooking of any kind, including roasting marshmallows.
- 241 Food should only be consumed at the picnic tables in the firepit and pool areas or other
- 242 designated picnic table areas.
- 243 • Remove the cover before turning the Firepit on and store it in a safe place away from
- 244 the fire. Do not use the firepit covers as table coverings, etc.
- 245 • When finished turn off the gas, put furniture back and when firepit is cool replace the
- 246 cover.
- 247 • No more than eight people from one unit are allowed in the firepit area at one time.
- 248 • Smoking is not permitted anywhere within the fenced firepit area.

- 249 • Pets are not allowed within the fenced firepit area.
- 250 • Music may be played in the firepit area with headphones only, or with agreement from
- 251 all others utilizing the area, and then only at a volume that does not disturb others.
- 252 • Tables or chairs may not be reserved by leaving towels or personal items. Unattended
- 253 items may be removed.
- 254 • Additional restrictions and rules may be enforced as required based on Health
- 255 Department restrictions or guidelines.

256 **Beach**

- 257 • The Edgewater beach is for use by residents and their accompanied guests only.
- 258 • Swimming in the lake is dangerous and is not authorized by Edgewater Condominium
- 259 Association. Anyone entering the water does so at their own risk, and the Association
- 260 shall not be responsible for anyone entering the water.

261

262 **Destruction of Property**

263 Owners will be held responsible for destruction, damage, or defacement of buildings, facilities,

264 and equipment caused through their own act(s) and/or the acts of their tenants or guests.

265

266 **Exterior**

267 To maintain a uniform and pleasing appearance of the exterior of the building, the following

268 shall apply:

- 269 • No owner, tenant, or other occupant of a condominium unit may paint, cut into, or
- 270 otherwise change the appearance of any exterior wall, door, window, balcony, or any
- 271 exterior surface.
- 272 • Hanging laundry garments or other unsightly objects outside any unit is prohibited.
- 273 • Tents, hammocks and camping equipment are prohibited.
- 274 • The use of spray paints or other noxious chemicals on the lake side of the units is
- 275 prohibited.
- 276 • No occupant may:
 - 277 ▪ Place any sunscreen, blind, or awning on any balcony or exterior opening.
 - 278 ▪ Place any draperies or curtains at the unit windows without a solid, light color liner
 - 279 facing the exterior.
 - 280 ▪ Erect any exterior lights or signs, except as permitted below. Political signs are
 - 281 prohibited on all grounds and buildings.
 - 282 ▪ Place any signs or symbols in windows.
 - 283 ▪ Erect or attach any structures or fixtures within the common elements without prior
 - 284 approval of the Board of Managers.
- 285 • Seasonal door and/or window decorations will be permitted.
- 286 • The American flag and small seasonal decorations may be displayed next to the
- 287 doorways. Small solar lights may be displayed on ground floor unit front and
- 288 lakeside gardens.
- 289 • Lawn furniture must be kept inside the unit or on attached restricted common element
- 290 patios or balconies (as defined in the Condominium Declaration and Common
- 291 Elements Section of the Rules) when not in use. No furniture or other personal items
- 292 shall be left on the common property when not in use, nor be stored there overnight.
- 293 Grills must be stored in the designated areas on the side of the buildings or other areas
- 294 approved by the Board when not in use.
- 295 • With board approval, two types of alterations may be made to the lakeside balconies:

296 a patio enclosure unit or a temporary screen design. Both must be installed by a
297 professional contractor, approved by the Board of Managers. Homeowners wishing to
298 install a permanent enclosure must complete a form and submit it to the Board of
299 Managers. After Board approval, a permit must be obtained from the Town of
300 Westfield and a copy provided to the Association administrator.

- 301 • Homeowners are responsible for the replacement of windows and doors, the style of
302 which must be approved by the Board of Managers prior to installation.
- 303 • There shall be no obstruction of the common elements nor shall anything be stored in
304 the common areas without the prior consent of the Board of Managers, except as
305 stated otherwise in the rules and regulations.

306
307

308 **Flower Beds and Landscaping**

- 309 • Ground floor homeowners are permitted to create a garden on the lakeside of their
310 unit (and along the side if an end unit).
- 311 • The gardens should be no more than 30 inches deep and should have a well-defined
312 border.
- 313 • Gardens that are not defined and/or are overgrown may be mowed by the
314 maintenance staff.
- 315 • Homeowners wishing to create a garden in a common area on the grounds must get
316 approval from the Board of Managers with input from homeowners who live in the
317 vicinity of the garden.
- 318 • Plants are permitted in restricted common area of the lower units.
- 319 • Shrubs located in front of the lower units are replaced by the Association based on a
320 long-term landscaping plan. Homeowners wishing to plant their own must get
321 approval from the Board of Managers.
- 322 • Upper and lower units may have hanging flowers, as long as they are attached to the
323 wall and do not obstruct the walkway.

324
325

325 **Interior**

- 326 • An owner or occupant shall not make structural modifications to the unit or other
327 alterations, which would impair the structural soundness of the unit.
- 328 • Nothing shall be constructed in or removed from the common elements except upon
329 the written consent of the Board of Managers.

330
331

331 **Dryer Vent Installation**

332 Homeowners wishing to install a dryer in their unit must complete a form and submit it to the
333 Board of Managers for approval prior to installation. The following restrictions apply:

- 334 • The design, color, materials and installation must match other installations on the
335 premises.
- 336 • The contractor is not to begin construction before material is inspected by the Board of
337 Managers or its designee.
- 338 • It is the homeowner's responsibility if any damage is done to the building or common
339 areas while contractors are working.
- 340 • The maintenance of the system is the homeowner's responsibility. If the homeowner fails
341 to do this and a contractor must be hired by the Association, the homeowner will be
342 billed for the work.

- 343 • The maintenance of the dryer system and interior walls and ceilings are the
344 homeowner's responsibility after the dryer system is installed, as well as any cleanup
345 made necessary by dispersion of lint.
346

347 **Floor Covering**

- 348 • All changes to the type of existing floor covering in a unit must have prior written
349 approval of the Board of Managers as to the material, location and manner of
350 installation. Homeowners wanting to install any type of flooring that is not consistent
351 with the existing type of flooring in the unit must complete a form and submit it to the
352 Board of Managers, which has the sole discretion to approve or refuse the request.
- 353 • Before replacing any flooring in any upper units, homeowners must notify the Manager
354 and allow an inspection of the subfloor and flooring to determine if noise reducing
355 repairs to the subfloor may be required.

356 **Air Conditioning**

- 357 • All air conditioning devices must have prior written approval of the Board of
358 Managers, as to the type, locations and manner of installation of such device.
359 Homeowners wanting to install air conditioning must complete a form and submit it
360 to the Board of Managers, which has the sole discretion to approve or refuse the
361 request.
362 • Condensation may not leak from the air conditioning unit and it must remain in good
363 working order.
364
365

366 **Antennas and Satellite Dishes –**

- 367 • Homeowners wishing to install an antenna or satellite dish system (defined as a satellite
368 dish, any mounting brackets and appurtenances, and associated wires or cables) on
369 common elements must complete an application and waiver form (obtained from the
370 Association Office) and submit it to the Board of Managers for approval at its discretion.
371 The following guidelines must be followed:
- 372 ▪ The device must be secure and weatherproof enough to minimize the chance of it
373 coming loose or falling as to cause damage to other common areas or personal
374 property.
 - 375 ▪ The device must be kept in good condition at all times.
 - 376 ▪ The device must be mounted below the roofline by the chimney (so it can not be
377 seen from the roadside of the building).
 - 378 ▪ If damage does occur for any reason, the owner of the device is fully responsible for
379 any damage it may cause. If the roof is damaged or a leak develops, the board
380 will hire a contractor to repair the roof at the owner's expense.
 - 381 ▪ The contractor must sign the application and waive form, along with the owner,
382 and have a certificate of insurance on file with the Association Office prior to
383 installation.
 - 384 ▪ The person requesting permission is to pay all expenses to have the device installed.
 - 385 ▪ The person requesting permission must pay for any damages that may occur during
386 installation by the contractor. The Edgewater Manager must be on the grounds the
387 day of installation to answer any questions and to supervise.
 - 388 ▪ In the event that the unit sells, the owner prior to the sale of the unit must remove

389 the device and all associated hardware, brackets and wiring. If the new owner that is
390 purchasing the unit wants to take over the device, the new owner MUST sign a new
391 application and waiver form taking full responsibility of the dish.
392 ■ EFFECTIVE JANUARY 1, 2023 – As internet and cable service are available through
393 the HOA, installation of Antenna and Satellite dishes will no longer be approved.
394 Maintenance of any existing devices and responsibility for any damage or leaking
395 caused by such devices remains the responsibility of the owner of the unit having
396 had the device installed. All existing devices will be removed and no longer
397 authorized for use at such time as roof replacement occurs for the building upon
398 which the device is installed.

399 ■

400

401 **Repair and Maintenance**

- 402 • Owners must promptly perform all maintenance and repair work to their unit that
403 could potentially affect the property in its entirety or any part belonging to other
404 owners.
- 405 • All repairs to internal installations of the unit located in and servicing only that unit
406 shall be at the owner's expense.
- 407 • The Association is responsible for repairs to the exterior of the unit (i.e., roofs, exterior
408 walls, patios, balconies). However, homeowners are responsible for any repairs to
409 patios and balconies that have been enclosed.
- 410 • Hot water tanks shall be replaced within a responsible period of time. The Board
411 recommends every six to eight years. Owners are required to replace their hot water
412 tank within 10 years of the date of installation and submit proof of replacement to the
413 Association Manager's Office. All hot water tanks should also be clearly marked upon
414 the tank with the date of installation. If a tank that has not been documented as
415 having been replaced in accordance with this requirement malfunctions, causing
416 damage to the homeowner's unit or neighboring units, the homeowner will be
417 financially responsible for the repairs and any associated insurance deductibles of all
418 effected parties. The documentation of water tank replacement submitted by owners will
419 be maintained in the Association office.

420

421 **Refuse Removal and Recycling**

- 422 • Each unit and the common elements shall, at all times, be kept in a clean and sanitary
423 condition. Owners and tenants shall not allow any rubbish, refuse, garbage, or trash to
424 accumulate in places other than the receptacles provided.
- 425 • All present and future recycling requirements of the county, town and Association must
426 be followed. Owners and tenants shall place all trash in the appropriate dumpster.
427 The recycling dumpster is clearly marked as to what items may currently be
428 recycled. Any items not specifically identified as recyclable on the dumpster are
429 considered regular trash and must be placed in the Trash Only dumpster. Any
430 items currently accepted for recycling, as identified by the signage, must be clean
431 and dry, and in the case of cardboard, must be broken down flat to conserve space
432 in the dumpster.
- 433 • Tires, construction materials and household furnishings such as furniture, mattresses, etc.,
434 electronics, and any other items prohibited by posted signage, are not accepted with
435 the trash and may not be placed in the dumpster areas. It is the resident's responsibility

436 to dispose of these types of items appropriately. Owners are responsible to ensure their
437 contractors do not dispose of any construction materials in the dumpster and remove
438 such materials from the premises.
439 • Occupants shall not allow anything to fall or be thrown from windows, doors, balconies
440 or walkways.

441
442 **Safety**
443 Owners, their occupants, guests and/or representatives may not at any time bring into or keep
444 in their unit or on the patio, balcony, or enclosure of a unit, any flammable, combustible or
445 explosive fluid materials, chemicals or substances.

446
447 **Laundry Facilities**
448 • Residents waiting to use the washers and driers are permitted to remove finished
449 laundry that has been left unattended.

450
451 **Personnel**
452 • Employees are assigned specific duties to be performed under the supervision of the
453 Association Administrator under direction from the Board of Managers.
454 • Owners and occupants shall not interrupt or interfere with their work day. Homeowners
455 needing maintenance performed on common elements must complete a form and
456 submit it to the Association Office.

457
458 **Running a Business**
459 In accordance with the Declaration, Edgewater Condominiums is a private residential
460 community. As such, no unit may be used for any business, trade, occupation or profession of
461 any kind, commercial, religious, educational, or otherwise, whether designed for profit or non-
462 profit. Nothing in this section shall prohibit the homeowner from having a home office as
463 defined by tax law or other applicable legislation, provided that such home office shall not
464 permit on-site attendance by clients, customers, employees or co-workers.

465
466 **Noise and Quiet Hours**
467 • No noxious or offensive activity shall be carried on in any unit, or in the common areas,
468 either willfully or negligently, which may be or become an annoyance or nuisance to
469 the other owners or occupants.
470 • All noise must be held to a minimum between the hours of 11 p.m. and 8 a.m.

471
472 **Pet Policy**
473 The following Section will comply with Chapter 69, Article 7 of the New York Agriculture and
474 Markets Law and Town of Westfield Code, Chapter 56 of the Animal Control Law, regarding
475 Restrictions, Enforcement, Complaints, Seizure and Penalties. Violations of this Law regarding
476 nuisance, attacks, and animals at large may be directly reported to the Town of Westfield
477 Animal Control Officer or other law enforcement, in addition to The ECA Office. All other
478 violations should be reported in writing to the ECA Office, as outlined in the Enforcement
479 Section of the Edgewater
480 Rules & Regulations.

481

482 For the purposes of this Section “pets” shall mean two dogs or cats or a combination thereof.
483 No exotic animals shall be housed in any unit. House pets such as birds, fish, or other small
484 animals kept in cages, aquariums, or other enclosed habitats are not subject to this rule.

485
486 Nothing in this section shall inhibit the lawful presence of duly registered service or companion
487 animals as described in applicable law, except that such service or companion animals shall be
488 counted in the total number of pets permitted per unit.

489
490 The housing of pets by any owner is subject to termination by the Board of Managers if the
491 pet’s owner does not follow the rules regarding pets as listed herein.

- 492 • Residents may have two pets, as described above. Owners are strongly encouraged to
493 consider both the size and the breed of a pet before housing it in a unit. Edgewater
494 condominiums are restrictive in size and in close proximity to each other.
- 495 • All pets must be registered with the ECA. Registration forms may be obtained at the
496 Office or on the Association website, and will include pertinent information regarding
497 the pet and its ownership. The owner and tenants of the unit housing the pet will be
498 required to sign a copy of the ECA Pet Policy, as outlined in this Section. New pets
499 must be registered within 2 weeks of obtaining the pet. Any pets belonging to a person
500 visiting an on-site owner for a period longer than seven (7) days must be registered
501 with the Office. At no time shall the number of non-resident visiting pets plus the
502 resident’s pets exceed the two pet per unit limit. Any pets on the property not properly
503 registered with the ECA will be considered in violation of the Edgewater Rules &
504 Regulations.
- 505 • Any owner who permits tenants to have pets shall ensure that such pets are properly
506 licensed and registered with the ECA. The owner and tenant shall both be responsible
507 for the adherence to all rules and regulations regarding the pets.
- 508 • Any pet causing or creating a nuisance, unreasonable and habitual loud howling,
509 barking, crying or whining, or other disturbance or noise should be immediately
510 reported to the Town of Westfield Animal Control Officer, or other law enforcement,
511 and may be permanently removed from the property.
- 512 • Any pet which chases or otherwise harasses any person or other animal in such a
513 manner as to reasonably cause intimidation or to put such person in reasonable
514 apprehension of bodily harm or injury, or which attacks another person or animal,
515 should be immediately reported to the Town of Westfield Animal Control Officer, or
516 other law enforcement, and may be permanently moved from the property.
- 517 • Any person who is involved in an animal attack incident should report it both to the
518 Association Manager and to the Town of Westfield Animal Control Officer or other law
519 enforcement within 24 hours of the time the attack occurs.
- 520 • For the safety of all residents and pets, pets must be walked on a leash under the
521 control of the owner or carried at all times.
- 522 • No pet shall hinder any Edgewater Condominium residents' quiet enjoyment of, or
523 access and/or free passage to, all Edgewater Condominium Common Areas, including
524 patios, sidewalks, decks and green spaces. For the safety of all residents and pets, no
525 pet shall be left unattended in any Common areas.
- 526 • Owners must clean up after the pet at all times. Waste is to be removed immediately
527 and disposed of in a sanitary manner.
- 528 • Pets are not allowed inside or within any of the restricted common areas owned by the
529 Association. Pets may briefly enter the Association office with the owner for the
530 purposes of conducting official business such as paying fees or meeting with the

531 Association Manager, provided, however, that such presence does not interfere with
532 any other resident's ability to conduct such business. Pets shall not enter during any
533 meetings or other activities.
534

535 **Parking**

- 536 • Owners and/or occupants are permitted to park one vehicle in resident parking areas.
537 All other vehicles must be parked in the visitor and guest parking area.
- 538 • Vehicles that remain unmoved in any parking area for more than 30 days will be
539 relocated to the boat, RV and trailer storage area.
- 540 • The RV and trailer storage area is not intended for camping purposes. Nothing can be
541 stored outside and must be contained completely within the unit. This includes all
542 wheeled equipment.
- 543 • Tractors, trailers and large trucks must park in board designated parking area.
- 544 • Only vehicles with a state or municipality issued handicapped parking sticker/tag may
545 park in areas marked for handicapped parking. Violators are subject to the laws of the
546 State of New York and may be issued a citation by law enforcement and/or have their
547 vehicle towed at the owner's expense.
- 548 • All owners and occupants are required to fill out a parking permit application, which
549 can be obtained at the Association Office or on the website. Each vehicle parked on
550 the property shall have an Edgewater parking sticker. Cling stickers are to be placed
551 on the upper corner of the windshield of automobiles. Boats, trailers, etc. without a
552 windshield or that are covered with a tarp or other covering when parked shall
553 place an adhesive sticker on the tongue of the trailer.
- 554 • If a vehicle is left running unattended, exhaust fumes must not be directed toward the
555 buildings.
- 556 • Each unit will be allowed a total of three vehicles on Edgewater property. "Vehicles"
557 include cars, trucks, boats, and all other recreational vehicles. All vehicles must be
558 legally registered and insured. Residents desiring to have additional vehicles will be
559 charged an annual fee as follows:
 - 560 ▪ Vehicle 4: \$250
 - 561 ▪ Vehicle 5: \$400
 - 562 ▪ All additional: \$500 per vehicle

563 Any additional vehicles (more than three), RVs, motorhomes, boats, and trailers must be
564 parked in the Board designated overflow parking area on the west road adjacent the
565 gardens.
566

567 **Driving on Edgewater Roadways**

- 568 • Unlicensed drivers are not allowed to operate vehicles on the premises.
- 569 • Speed limits are as follows:
 - 570 ▪ Entrance Road: 15 mph
 - 571 ▪ Interior Roads: 10 mph
 - 572 ▪ Exit Road: 20 mph

573 **Pest Control**

- 574 • The Board of Managers or any contractor or workman authorized by the Board of
575 Managers may enter any room or unit in the building at any reasonable hour of the
576 day for the purpose of inspecting such unit for the presence of any vermin, insects or
577

- 578 other pests and for the purpose of taking such measures as may be necessary to control
579 or exterminate any such vermin, insects or other pests.
- 580 • Homeowners shall be responsible to rid any pest that may occupy their unit at the
581 owner's expense.
 - 582 • Owners shall take precautions to ensure no food items are left accessible to pests during
583 periods of extended absence from their unit., such as seasonal absences.
 - 584 • From May through October, no bird feeders with the exception of hummingbird
585 feeders, are permitted.
 - 586 • During the winter months, November through April, bird or animal feeders are not
587 allowed to be attached to the building, front or rear decks, or located within 20 feet of
588 a building. Feeders during the winter months are restricted to garden areas located a
589 minimum of 20 feet from all buildings.
 - 590 • Feeding wild animals of any kind is not permitted any time of year, except as
591 provided above.
 - 592 • Seed and feed on the ground attracts rodents and is not permitted at any time.
 - 593 • From May through October, no bird feeders with the exception of hummingbird feeders
594 are permitted. Seed on the ground attracts rodents. Feeding animals is not permitted.
 - 595 • During the winter months bird or animal feeders are not allowed to be attached to the
596 building, front or rear decks.

597

598 **Locks and Passkey**

599 The Board of Managers MUST retain a passkey to the premises. Owners who install new
600 exterior locks must insure a new key or passcode is provided to the Office.

601

602 **Miscellaneous Rules**

- 603 • Car washing. Car washing is permitted in a designated area by the recreation building.
- 604 • Sunbathing. Sunbathing is permitted on the lakeside of units, or in the pool area only.
- 605 • Fish cleaning. Please see the office for the proper location for cleaning fish. All waste
606 from cleaning fish must be disposed of either off Edgewater property or put in the
607 freezer until the night before refuse pickup.
- 608 • Grilling. Grilling is to be done on the ground level only and at least 20 feet away from
609 the buildings or rear patios. Open flame grilling is forbidden on balconies, wooden
610 decks, or under balconies. Grills on picnic tables must have protection under the grills.
611 Debris from grills must be put in proper receptacles. Grills must be stored along the side
612 of buildings or in other areas specifically designated by the Board when not in use, and
613 must be clearly marked with an approved identification tag, available at the
614 Association Office, identifying the owner.
- 615 • Bicycles. Bicycles may only be stored outside the owner's unit within designated areas in
616 the provided bicycle racks. Bicycles may not be stored on unit fronts, walkways, or
617 attached to trees or other association property. Bicycles must be clearly marked with
618 an approved identification tag, available at the Association Office, identifying the
619 owner.
- 620 • Kayaks. Kayaks may only be stored outside the owner's unit within the designated area
621 near the beach stairs. Kayaks may not be stored on unit fronts, walkways, or other
622 association property. Kayaks must be clearly marked with an approved identification
623 tag, available at the Association Office, identifying the owner.
- 624 • No items other than grills, bicycles, and kayaks, may be stored outdoors upon the

625 common elements. Owners storing grills, bicycles and kayaks as outlined above are
626 solely responsible for the safety, security and proper use of such items. The association is
627 not responsible for any such items, whether properly secured or not.

- 628 • Bug zappers. Bug zappers are not permitted on any building or patio area. Silent bug
629 killers must be approved by the Board of Managers.
- 630 • Signs. All signs must be obeyed.
- 631 • Lakeside fence. No one is permitted at any time to climb the fence on the lakeside or
632 to walk on the lake side of the fence. Parents are especially cautioned to watch their
633 children at all times.

634

635 **Lakeside Lounge**

636 All owners, occupants, members of their families, renters and/or guests are permitted to use the
637 Lakeside Lounge between the hours of 9:00 a.m.to 11:00 p.m. Under no circumstances is the
638 Lounge to be used for overnight guests or owners. The lounge is primarily for social functions
639 attended by Association residents and their guests. The secondary use is by owners or
640 occupants for their private social parties and functions. The following rules shall apply for
641 private functions:

- 642 • Private parties shall be scheduled with the ECA Office in advance. Functions involving
643 10 or more people must get prior Board approval. A refundable deposit of \$50 and
644 form (obtainable from the ECA Office) must be submitted prior to use. Social activities
645 involving minor children shall be sponsored and chaperoned by a parent group. The
646 Board shall determine the adequate number of adult chaperones required based upon
647 the number of children attending.
- 648 • Reservations will be made with the ECA Office for the Lounge on a first- come, first-
649 served basis. The only permanent type reservations that will be accepted will be for
650 general Association functions.
- 651 • The owner or occupant reserving the lounge is to be present and responsible for the
652 activity at all times.
- 653 • All other rules and regulations of Edgewater Condominiums shall apply.
- 654 • The individual reserving the lounge is responsible to ensure all trash is removed and the
655 lounge is left in the condition it was prior to use. Failure to do so may result in the
656 forfeiture of the deposit and / or other enforcement action.

657

658 **Smoking Policy**

659 No smoking in any common building or area including, but not limited to the Lakeside
660 Lounge, exercise room, laundry areas, pool building, maintenance building and association
661 office. Smoking is not permitted on any open ~~reeds~~ balcony, patio, deck, stairway, sidewalk
662 or within 30 feet of any building or structure.

663 Smoking is permitted inside individual units and outside no closer than 30 feet to any building
664 or structure, and in Board designated areas at the pool and recreation areas. Proper disposal
665 of smoking materials (butts, papers, wrappers, packs or any smoking related paraphernalia) is
666 the responsibility of the smoker.

667

668 **Edgewater Condominium Replacement Windows and Doors**

669 In order to maintain a consistent and relatively uniform condominium appearance, as

670 specified in the condominium by-laws, the following rules concerning all exterior doors and
671 windows supersedes and replaces any existing window and door rules.
672 • No exterior door or window may be replaced without prior Board approval of the
673 style, color, appearance and materials.
674 • No exterior door or window may be enlarged beyond its existing size.
675 • All replacement exterior windows must be similar in color, appearance, materials
676 and function to the existing window.
677 • Roadside storm doors must be a shade of dark brown that is compatible with the other
678 storm doors in the Edgewater condominium.