

Edgewater Community Newsletter

I S S U E I

J A N U A R Y 2 0 2 5



Walkers ... Be aware ...

It was recently reported that one of our residents was attacked by a dog while walking on Light Road. She was treated for dog bites at the local ER and reported the incident to animal control. According to her, the owner has been cited, has a court appearance, and the dog is to be euthanized. Please be careful and report any animal attacks to animal control by calling Chuck Raynor, Animal Control Officer, at 716-753-6431

Notification on Electric Rates ...

Village of Westfield, NY: The first round of electric bills reflecting the new rates will be arriving soon. Please be aware that the higher rate, coupled with potentially higher usage in December if you have electric heat, will increase your bill. If you have any billing related questions, please call 716-326-4961. If you have questions related to Electric Department operations please call 716-326-2145.

Dumpster Usage and Construction Debris...

The dumpsters are not to be used by residents or their contractors to remove construction debris. Casella Waste Management owns and operates a Transfer Station at 12 Bourne Street in the Village of Westfield. The Town of Westfield contracts with Casella Waste Management to serve our community to dispose of garbage and recyclables. A Transfer Station punch card is required. Punch cards are not sold at the transfer station. The cost for a punch card is \$20 and it includes 10 punches.

INSIDE THIS ISSUE:

Board
Highlights 2

Recipes 3, 4

Adopted Rules &
Regulations 5-22

**EDGEWATER CONDOMINIUM ASSOCIATION
BOARD OF MANAGERS MEETING - DECEMBER 28, 2024**

MANAGER'S REPORT PRESENTED BY R. CLAWSON

Roof Leak Condo 409

The roof leak has been repaired in unit 409. The contractor who was hired to correct the problem put a patch in place. The roof needs to be replaced. Another independent contractor was also asked to investigate the concern and he took additional pictures of the leak area. The ice buildup was primarily caused by missing insulation over the new area which is having the leaking problem. The pictures taken by the latest observation match the previous ones sent by the owner of the 409 unit.

400 Building Roof Replacement

Rick stated that the roof on building 400 should be replaced and suggested to the Board that this should be accomplished in Calander year 2025. Bids could be sent out when the Board approves the request for bids. Rick also stated that the chimney surrounds could be repaired at that time. Dave made a motion to allow Rick to get quotes on this roof replacement project. Nanette and Charlie seconded the motion. Nanette also stated that the board does have the ability to change some of the budgetary items to fund this project. Charlie concurred and David put it to a vote The Board voted 5-0 to have Rick get quotes for this replacement project.

Mail Box leakage problems

Rick stated that the mailboxes across from the pool building are leaking and a concern has been raised by residence. The cost of replacing these units is prohibitive with a cost of over \$10,000. The thought is to build a shelter over the boxes, the leakage could be mitigated. The cost could be as little as \$1000. This could not be accomplished until the weather breaks. Dave also added that the area around the boxes must be investigated for buried electric and phone cables due to the proximity to the transformers. C McCarthy (unit 409) added that the water coming into the boxes appears to be from the south side. Rick stated that some sort of temporary protection could be added to help alleviate this problem

Rick wanted the board to know that our maintenance personnel have been working in the creek bed area to help alleviate flooding and recreate a walking trail for residence to enjoy.

COMMITTEE REPORTS:

Rules and Regulation Committee

Nanette stated that the committee consisting of herself, Kim Alonge, Laura Beach, and Charlie Sist spent a few months looking into the actual language and make the rules more consistent and easier to understand. She noted that Kim was most instrumental in alphabetizing the rules to allow people to find information easier. The problem with the existing R and R was that information scattered throughout made it hard to find the rule in question. The biggest thought on the rules is that everyone be aware of the rules and abide by them. She hopes that new owners and guests understand the rules and why they exist. She continued, "We, the board hope that anyone wishing further clarification with these rules, to bring them up." Rick stated that the new rules will be an attachment to this month's newsletter. Charlie added that hard copies will be available to owners when the new pool access key cards are issued. Nan stated that any clarifications could be discussed with people at this time. We "Did our best, for most." Kim stated that we all worked to make the rules and regs the best we could for the community and all of us, while not always agreeing, reached what we thought everyone can use and understand. Greg stated that this committee made a more consistent attempt to make the Rules and Regs more useful to the whole community. He stated that in the past other committees were only focused in changing one or two rules that interested that committee. Charlie stated that he felt that it was the aim of this committee to develop rules that benefitted the community as a whole and enjoyed the experience. Dave thanked the committee and was glad that a resident not on the board was also part of the group and hopes more owners take the time to be on future committees. Dave asked for a motion to accept the new and improved Edgewater Condominium Rules and Regulations. Kim Made a motion and a vote passed the board 5-0 without further discussion.

NEXT MEETING January 25th at 11:00 by Zoom

ADJOURNMENT: A motion to adjourn the meeting was made by Dave and seconded by Kimberly the motion carried in favor 5-0., without further discussion. The meeting adjourned at 11:25pm.

EXECUTIVE SESSION: An Executive Session was not held.

Respectfully submitted, Charles Sist, Secretary

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EASY CINNAMON SUGAR AIR FRYER DONUTS

Ingredients

16 oz refrigerated flaky jumbo biscuits
1/2 c. granulated white sugar
2 tsp ground cinnamon
4 Tbsp butter melted
olive or coconut oil spray

Instructions

- Combine sugar and cinnamon in a shallow bowl; set aside.
- Remove the biscuits from the can, separate them and place them on a flat surface.
- Use a 1-inch round biscuit cutter (or similarly-sized bottle cap) to cut holes out of the center of each biscuit.
- Lightly coat the air fryer basket with olive or coconut oil spray. Do not use non-stick spray like Pam because it can damage the coating on the basket.
- Place 4 donuts in a single layer in the air fryer basket. Make sure they are not touching.
- Air Fry at 360 degrees F for 5 minutes or until lightly browned.
- Remove donuts from Air Fryer, dip in melted butter then roll in cinnamon sugar to coat. Serve immediately.

NOTES: Save the donut holes you cut out and cook them in the air fryer after your donuts are done for about 3 minutes and then toss them in butter and the cinnamon sugar to make donut holes!



TACO STUFFED SHELLS

Ingredients

12 ounces jumbo pasta shells
1 pound ground beef (90% lean) or use ground turkey
1 oz packet taco seasoning (we make our own and it works great!)
 $\frac{2}{3}$ cup water
1 $\frac{1}{2}$ cups salsa divided
2 cups shredded Mexican cheese (or your favorite), divided
Optional garnishes – Diced tomatoes, sour cream, diced onion, chopped cilantro etc.

Instructions

-Preheat the oven to 350 degrees F. Spray baking dish with non-stick spray and set aside.
-Cook the pasta shells according to directions on the box, drain and rinse under cool water.
-Meanwhile in a skillet add the ground beef and cook until brown. Drain off grease.
-Add the taco seasoning and water, stir and cook for about 5 minutes or until water is gone. Adjust the spice level to your liking.
-Stir in 1 cup salsa and 1 c. cheese to the taco meat and mix together.
-Scoop a spoonful of meat mixture into each pasta shell and place the shells in the prepared baking dish.
-Top with remaining salsa and cheese. Cover with aluminum foil and place in a preheated oven. Bake for 20-25 minutes or until heated through and the cheese is melted.
-Add your favorite taco toppings!

NOTES: Meatless: You can make this recipe vegetarian by substituting the ground beef for a plant-based ground meat alternative, such as Beyond Meat or Impossible Meat. You can also omit the meat altogether and add extra beans or vegetables to the filling.



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**RULES AND REGULATIONS
FOR EDGEWATER
CONDOMINIUM**

January 1, 2025

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

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

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

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

25	Table of Contents	
26		
27	Enforcement	4
28	Violations	4
29	Leasing of Units	4
30	Common Elements	5
31	Beach.....	5
32	Chimney	5
33	Destruction of Property	6
34	Driving on Edgewater Roadways.....	6
35	Exercise Room	6
36	Exterior Appearance.....	6
37	Fire Pit.....	7
38	Flower Beds and Landscaping	7
39	Grilling.....	8
40	Interior.....	8
41	Insurance.	8
42	Lakeside Lounge	8
43	Laundry Facilities	9
44	Locks and Passkey	9
45	Miscellaneous.....	9
46	Car washing.....	9
47	Sunbathing.....	9
48	Fish cleaning	9
49	Bug zappers.....	9
50	Lakeside fence.....	9
51	Modifications Exterior.....	9
52	Air Conditioning.....	10
53	Antennas/Satellite Dishes	10
54	Dryer Vent.....	10
55	Replacement Doors and Windows.....	11
56	Modifications Interior	11
57	Floor Coverings	11
58	Hot Water Tanks/Toilet Seals.....	12
59	Noise and Quiet Hours	12
60	Outdoor Activities and Recreation Area	12
61	Parking	13
62	Personnel	13
63	Pest Control.....	13
64	Pet Policy	14
65	Refuse Removal and Recycling	15
66	Repair and Maintenance	15
67	Running a Business	16
68	Safety	16
69	Smoking	16
70	Storage	16
71	Bicycles	16

72 Boats and RV's 17
73 Kayaks17
74 Swimming Pool.....17
75 Appendix A.....18
76 John J. Grimaldi & Associations, Inc.18

77 **ENFORCEMENT**

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

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

83 **VIOLATIONS**

- 84 • Violations are any action which poses a threat to Association property or any one
85 individual, any action which causes undue nuisance to other owners, any action which is
86 in violation of any code or law, and any action that is not in compliance with the Rules and
87 Regulations.
- 88 • The Manager will confirm the violation and contact the violator to resolve the violation
89 within the time assigned. If the violators do not own the unit where they reside, the owner
90 will be contacted concurrently.
- 91 • If the violation is not rectified, the Manager will notify the Board that a violation has
92 occurred, and that the responsible parties have been notified and have not corrected it.
- 93 • An initial fine of up to \$500 will be assessed by the Board. Additional fines of up to \$500
94 per month may be assessed by the Board until the violation is rectified. If the violator is
95 not the owner, these fines will be assessed against the owner.
- 96 • Unpaid fines will be subject to the interest penalty accrual resolution effective January 1,
97 2011.
- 98 • Violations that are not corrected through the enforcement process described herein will
99 result in legal action at the discretion of the Board.

100

101 **LEASING OF UNITS**

102 Edgewater Condominium is a private residential multiple dwelling property, as defined in the
103 Amended Declaration

104

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

107

All owners who rent or lease their unit must:

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

112

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

116

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

119

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

121

122 **COMMON ELEMENTS – DEFINITION AND USE**

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

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

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

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

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

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

138 Restricted Common Elements. Portions of the common elements are set aside for the restricted
139 use of the respective units having direct access to them, and include all lakeside upstairs balconies
140 and downstairs patios, whether open or enclosed, and all downstairs roadside patios attached to
141 the units. Upstairs roadside balconies are not considered restricted common elements. Contact the
142 Board for approval prior to making any changes.

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

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

151

152 **BEACH**

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

157

158 **CHIMNEY/FIREPLACE**

- 159 • The owners of each unit in the Association that is equipped with a functional fireplace and
160 chimney shall be required to have their fireplaces and chimneys cleaned and inspected once
161 every year.
- 162 • Contractors must file with the Association an original and current copy of a certificate of
163 insurance in a form acceptable to the Association.
- 164 • The fireplace and chimney shall be cleaned and inspected by a certified chimney inspection
165 firm. The Homeowners shall submit to the Association an original certification of the

166 inspection from the contractor, stating that the fireplace and chimney have been cleaned
167 and inspected and serviced and/or repaired as needed.
168 • Homeowners found in violation shall be subject to all rights and remedies available to the
169 Association in accordance with the rules and regulations titled “Enforcement” relating to a
170 System of Fines.

171

172 **DESTRUCTION OF PROPERTY**

173 Owners will be held responsible for destruction, damage, or defacement of buildings, facilities,
174 and equipment caused through their own act(s) and/or the acts of their tenants or guests.

175

176 **DRIVING ON EDGEWATER ROADWAYS**

- 177 • Unlicensed drivers are not allowed to operate vehicles on the premises.
- 178 • Speed limits are as follows:
 - 179 ▪ Entrance Road: 15 mph
 - 180 ▪ Interior Roads: 10 mph
 - 181 ▪ Exit Road: 20 mph

182

183 **EXERCISE ROOM**

- 184 • The exercise room should remain locked when not in use. Access codes are available from
185 the Association Office.
- 186 • Persons under 18 must be accompanied by an owner or registered tenant.
- 187 • No food or beverages are permitted in the Exercise Room (except water).
- 188 • Glass containers are prohibited in the Exercise Room.
- 189 • No personal items or equipment may be left in the Exercise Room.
- 190 • All equipment in the Exercise Room shall be the property of the Association. Anyone
191 wishing to donate any equipment must receive approval from the Board of Managers prior
192 to placing the equipment in the Exercise Room.
- 193 • Any equipment deemed to be non-functional, damaged, or unsafe for any reason, should
194 be reported to the Association Manager immediately. The Manager will have the equipment
195 checked immediately and tagged Out of Service if deemed necessary. The Board of
196 Managers shall direct such equipment to be repaired, removed or replaced upon majority
197 vote of the Board.
- 198 • No person is allowed to remove any Out of Service tag, nor utilize any equipment so tagged.
- 199 • No person is allowed to remove any items from the Exercise Room without prior approval
200 of the Board.
- 201 • All persons utilizing the Exercise Room must comply with all additional rules posted within
202 the Exercise Room.
- 203 • Consult your doctor before starting a new workout routine.
- 204 • **Use equipment at your own risk. Edgewater assumes no liability for injuries or**
205 **accidents that may occur while using the equipment in the Exercise Room.**

206

207 **EXTERIOR APPEARANCE**

208 To maintain a uniform and pleasing appearance of the exterior of the building, the following shall
209 apply:

- 210 • Hanging laundry garments or other unsightly objects outside any unit is prohibited.
- 211 • Tents, hammocks and camping equipment are prohibited.

- 212 • The use of spray paints or other noxious chemicals on the lake side of the units is prohibited.
- 213 • No occupant shall:
 - 214 ▪ Place any sunscreen, blind, or awning on any balcony or exterior opening.
 - 215 ▪ Place any draperies or curtains at the unit windows without a solid, light color liner
 - 216 facing the exterior.
 - 217 ▪ Erect any exterior lights or signs, except as permitted below. Political signs are
 - 218 prohibited on all grounds and buildings.
 - 219 ▪ Place any signs or symbols in glass portion of windows.
 - 220 ▪ Erect or attach any structures or fixtures within the common elements without prior
 - 221 approval of the Board of Managers.
- 222 • Seasonal door and/or window decorations will be permitted.
- 223 • The American flag and small seasonal decorations may be displayed next to the
- 224 doorways.
- 225 • Small solar lights may be displayed on ground floor unit front and lakeside gardens.
- 226 • Lawn furniture must be kept inside the unit or on attached restricted common element
- 227 patios or balconies (as defined in the Condominium Declaration and Common Elements
- 228 Section of the Rules) when not in use. No furniture or other personal items shall be left on
- 229 the common property when not in use, nor be stored there overnight.

230

231 **FIRE PIT**

- 232 • The firepit is to be used at your own risk. Anyone unfamiliar with operating instructions
- 233 for the firepits should contact the Office during regular business hours for instruction.
- 234 • Firepit hours are 8:00am to 10:00pm.
- 235 • Admittance to the firepit is accessed through the roadside gate.
- 236 • All guests must be accompanied by an owner or tenant at all times.
- 237 • Evacuate the firepit area and go to a safe indoor location at the first sign of thunder or
- 238 lightning.
- 239 • Glass containers are prohibited. Cans and plastics are acceptable.
- 240 • Firepits may not be used for cooking of any kind, including roasting marshmallows. Food
- 241 should only be consumed at the picnic tables in the firepit area.
- 242 • Remove the cover before turning the Firepit on and store it in a safe place away from the
- 243 fire.
- 244 • When finished, turn off the gas, and when the firepit is cool, replace the cover.
- 245 • No more than eight people from one unit are allowed in the firepit area at one time.
- 246 • Smoking is not permitted anywhere within the fenced firepit area.
- 247 • Pets are not allowed within the fenced firepit area.
- 248 • Music may be played in the firepit area with headphones only, or with agreement from all
- 249 others utilizing the area, and then only at a volume that does not disturb others.

250

251 **FLOWER BEDS AND LANDSCAPING**

- 252 • Ground floor homeowners are permitted to create a garden on the lakeside of their unit (and
- 253 along the side if an end unit).
- 254 • The Lakeside gardens should be no more than 40 inches deep and should have a well-
- 255 defined border.
- 256 • Gardens that are not defined and/or are overgrown may be mowed by the maintenance staff.
- 257 • Homeowners wishing to create a garden in a common area on the grounds must get

- 258 approval from the Board of Managers with input from homeowners who live in the vicinity
259 of the garden.
- 260 • Plants are permitted in restricted common areas of the lower units-
 - 261 • Shrubs located on the roadside of the lower units are replaced by the Association based on
262 a long-term landscaping plan. Homeowners wishing to plant their own must get approval
263 from the Board of Managers.
 - 264 • The upper and lower units may have hanging flowers, as long as they are attached to the
265 wall and do not obstruct the walkway.

266

267 **GRILLING**

- 268 • No grills are to be stored on 40” common area adjacent to lakeside patio.
- 269 • Open flame grilling (propane/charcoal) is to be done on the ground level only and at least
270 20 feet away from the buildings or rear patios.
- 271 • Open flame grilling (propane/charcoal) is forbidden on any balconies, wooden decks, or
272 under any balconies.
- 273 • Electric grills are permitted on open lakeside balconies, wooden decks, and under
274 lakeside patios.
- 275 • Grills on picnic tables must have protection under the grills.
- 276 • Debris from grills must be put in proper receptacles.
- 277 • Open Flame grills (propane/charcoal) must be stored along the side of buildings when not
278 in use.
- 279 • Grills must be clearly marked with an approved identification tag, available at the
280 Association Office, identifying the owner.

281

282 **INSURANCE**

283 See Appendix A for John. J. Grimaldi & Associates, Inc. Insurance Guide for Unit Owners.

284

285 **INTERIOR**

- 286 • The owner or an occupant shall not make structural modifications to the unit or other
287 alterations, which would impair the structural soundness of the unit.
- 288 • Nothing shall be constructed in or removed from the common elements except upon the
289 written consent of the Board of Managers.
- 290 • **It is the responsibility of the owner to make sure building permits have been obtained
291 and placed on file in the Office BEFORE work commences.**

292

293 **LAKESIDE LOUNGE**

294 All owners, occupants, members of their families, renters and/or guests are permitted to use the
295 Lakeside Lounge between the hours of 9:00 a.m.to 11:00 p.m. Under no circumstances is the
296 Lounge to be used for overnight guests or owners. The following rules shall apply for private
297 functions:

- 298 • Private parties shall be scheduled with the ECA Office in advance. Reservations will be
299 made with the ECA Office for the Lounge on a first- come, first-served basis.
- 300 • Functions involving 10 or more people must get prior Board approval.
- 301 • A refundable deposit of \$100 and form (obtainable from the ECA Office) must be
302 submitted prior to use.
- 303 • Social activities involving minor children shall be sponsored and chaperoned by a parent
304 group. The Board shall determine the adequate number of adult chaperones required based

- 305 upon the number of children attending.
- 306 • The only permanent type of reservations that will be accepted will be for ECA functions.
- 307 • The owner or occupant reserving the lounge is to be present and responsible for the activity
- 308 at all times.
- 309 • All other rules and regulations of Edgewater Condominiums shall apply.
- 310 • The individual reserving the lounge is responsible for ensuring all trash is removed and the
- 311 lounge is left in the condition it was in prior to use.
- 312 • Failure to do so may result in the forfeiture of the deposit and / or other enforcement action.
- 313 • It is a violation for owners, or other occupants, to tamper with security cameras installed in
- 314 the Lounge, as well as any other cameras on Edgewater property.
- 315

316 **LAUNDRY FACILITIES**

- 317 • Hours of Operation are posted as follows: Office Laundry 6am-9pm. The Laundry Center,
- 318 located between the 600 and 700 buildings, is available 24/7.
- 319 • Residents waiting to use the washers and dryers are permitted to remove finished laundry
- 320 that has been left unattended.
- 321 • Faulty equipment should be reported to the company named on the machine(s) by the
- 322 resident and then notice the equipment was reported should be sent to the Association
- 323 Manager.
- 324 • Laundry supplies may be left in the laundry area on designated shelving.
- 325 • Edgewater is not responsible for laundry, or any laundry supplies left in the Laundry
- 326 Center.
- 327

328 **LOCK KEY/PASSCODE**

329 The Board of Managers MUST retain a key/passcode to every unit. Owners who install new

330 exterior locks must ensure a new key or passcode is provided to the Office. If there is a change in

331 the key/passcode the Office must be provided with the new key/passcode.

332

333 **MISCELLANEOUS RULES**

- 334 • Bug zappers. Bug zappers are not permitted on any building or patio area. Silent bug killers
- 335 must be approved by the Board of Managers.
- 336 • Car washing. Car washing is permitted in a designated area by the Pool Building.
- 337 • Fish cleaning. All waste from cleaning fish must be disposed of either off Edgewater
- 338 property or put in the freezer until the night before refuse pickup.
- 339 • Lakeside fence. No one is permitted at any time to climb the fence on the lakeside or to
- 340 walk on the lake side of the fence. Parents are especially cautioned to watch their children
- 341 at all times.
- 342 • Sunbathing. Sunbathing is permitted on the lakeside of units, or in the pool area only.
- 343

344 **MODIFICATIONS: EXTERIOR**

- 345 • No owner, tenant, or other occupant of a condominium unit may paint, cut into, or otherwise
- 346 change the appearance of any exterior wall, door, window, balcony, or any exterior surface,
- 347 unless given Board approval.
- 348 • A lakeside balcony/ patio enclosure ~~unit~~ can be installed with Board approval having
- 349 necessary building permits obtained and filed in the Office before work has
- 350 commenced. The enclosure must be installed by a professional insured contractor and
- 351 approved by the Board of Managers. The finished enclosure cannot protrude beyond the

- 352 original framework.
- 353 • Homeowners wishing to install a permanent enclosure must complete a form and submit it
- 354 to the Board of Managers. No work is to commence without Board approval. After Board
- 355 approval, a building permit must be obtained from the Town of Westfield and a copy
- 356 provided to the Association Manager.
- 357 • A copy of the contractor's insurance must be filed with the Office prior to construction.
- 358 • Homeowners are responsible for the replacement of windows and doors, the style of which
- 359 must be approved by the Board of Managers prior to installation. See replacement doors
- 360 and windows.

361

362 **MODIFICATIONS: EXTERIOR**

363 **AIR CONDITIONING**

- 364 • All air conditioning devices must have prior written approval of the Board of
- 365 Managers, as to the type, locations, and manner of installation of such device.
- 366 Homeowners wanting to install air conditioning must complete a form and submit it
- 367 to the Board of Managers, which has the sole discretion to approve or refuse the
- 368 request.
- 369 • Condensation may not leak from the air conditioning unit, and it must remain in good
- 370 working order.
- 371 • Installation is dependent upon unit location as follows:
- 372 ▪ Upper Unit Approved Installation:
- 373 • Installation must be completed by a licensed insurance
- 374 contractor. A copy of their certificate of insurance must be filed
- 375 with the Office before work commences.
- 376 • Installation will be completed within the Common Area crawl
- 377 spaces.
- 378 • Any upper or lower end unit installation can go through the
- 379 outside wall.
- 380 ▪ Lower Unit Approved Installation:
- 381 • Installation will be completed by a licensed insurance contractor.
- 382 A copy of their certificate of insurance must be filed with the
- 383 Office before work commences.
- 384 • Installation will be completed with a trenched configuration
- 385 within the required area.

386

387 **MODIFICATIONS: EXTERIOR**

388 **ANTENNAS/SATELLITE DISHES**

389 No antennas or satellite dishes may be installed on any common areas within the Edgewater

390 property.

391

392 **MODIFICATIONS: EXTERIOR**

393 **DRYER VENT INSTALLATION**

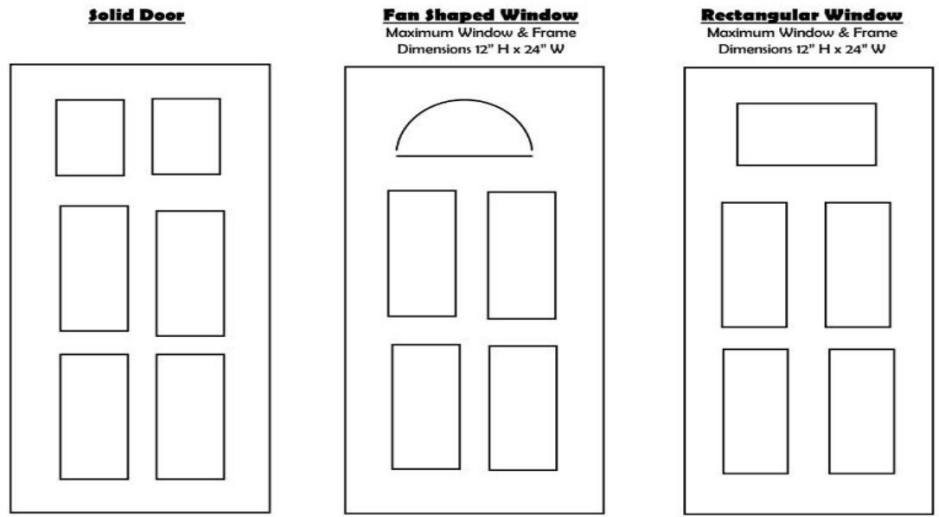
- 394 Homeowners wishing to install a dryer in their unit must complete a form and submit it to the
- 395 Board of Managers for approval prior to installation. The following restrictions apply:
- 396 • The design, color, materials, and installation must match other installations on the
- 397 premises.

- The contractor is not to begin construction before the material is inspected by the Board of Managers or its designee.
- It is the homeowner’s responsibility if any damage is done to the building or common areas while contractors are working.
- Dryers will be ventless or will be vented to the Lakeside or Roadside of the building.
- The maintenance of the dryer system and interior walls and ceilings are the homeowner’s responsibility after the dryer system is installed, as well as any cleanup made necessary by dispersion of lint. If the homeowner fails to do this and a contractor must be hired by the Association, the homeowner will be billed for the work.

MODIFICATIONS: EXTERIOR
REPLACEMENT DOORS/WINDOWS

To maintain a consistent and relatively uniform condominium appearance, as specified in the condominium by-laws, the following rules concerning all exterior doors and windows supersedes and replaces any existing window and door rules.

- No exterior door or window may be replaced without prior Board approval of the style, color, appearance and materials.
- No exterior door or window may be enlarged beyond its existing size.
- All replacement exterior windows, and sliding glass doors, must be similar in color, appearance, materials and function to the existing window.
- Roadside storm doors must be a shade of dark brown that is compatible with the other storm doors in the Edgewater condominium.
- Please see below examples including, but not limited to:



MODIFICATIONS: INTERIOR
FLOOR COVERING

- Homeowners wanting to install any type of flooring that is not consistent with the existing type of flooring in the unit must complete a form and submit it to the Board of Managers, which has the sole discretion to approve or refuse the request.

- 444 • Homeowners wishing to upgrade their flooring in upper units must submit plans and
445 samples to the Board of Managers for approval. **Before replacing any flooring in any**
446 **upper units, homeowners must notify the Manager and allow an inspection of the**
447 **subfloor and flooring to determine if noise reducing repairs to the subfloor may be**
448 **required to lessen noise to lower unit.**

449

450 MODIFICATIONS: INTERIOR

451 HOT WATER TANKS/TOILET SEALS

- 452 • Owners are required to replace their hot water tank within 10 years of the date of installation
453 and submit proof of replacement to the Association Manager's Office.
- 454 ○ All hot water tanks should also be clearly marked upon the tank with the date of
455 installation.
 - 456 ○ Hot water tanks are the only acceptable tanks allowed. Tankless water heaters are
457 not allowed due to limited power availability in each unit.
 - 458 ○ If a tank fails for any reason and causes damage to another unit, the homeowner
459 will be financially responsible for the repairs and any associated insurance
460 deductibles of all effected parties.
 - 461 ○ The documentation of water tank replacement submitted by owners will be maintained
462 in the Association office.
 - 463 ○ Replacing toilet seals should be considered at the same time as the 10-year water
464 tank replacement suggestion.

465

466 NOISE AND QUIET HOURS

- 467 • No noxious or offensive activity shall be carried out in any unit, or in the common areas,
468 either willfully or negligently, which may be or become an annoyance or nuisance to the
469 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 • Residents should report infractions to the Association Manager.

472

473 OUTDOOR ACTIVITIES AND RECREATION AREA

- 474 • Team sport activities such as football, baseball, or large group activities shall be played on
475 the south side of the main drive, behind the sports court areas, only.
- 476 • Small group activities, such as cornhole, croquet, etc., are permitted on the lakeside of the
477 units, but should be moved to such a distance as to not interfere or inconvenience other
478 residents. No games or equipment may be left out overnight.
 - 479 • A number of outdoor games are available for use. All games are located in the pool
480 building. Games must be returned immediately after use.
 - 481 • Roller-skating, in-line skating and bike riding are allowed on roadways only.
 - 482 • Bikes must be kept in a bike rack when not in use.
 - 483 • Operation of ATVs, snowmobiles, and off-road motorcycles are prohibited on ECA
484 property.
 - 485 • The sports court area is available for use between 9 a.m. and 9 p.m.
 - 486 • Picnic tables are available behind each building. If residents having a private function
487 borrow one from a neighboring building, the table must be returned immediately after the
488 event, and at no time should any building be left without at least one picnic table.
 - 489 • Drones and remote-control vehicles are restricted to the western field south of P Building,
490 located by the Dog Park/Community Garden, may not be operated in any parking area or

491 near any vehicle storage, and may not be operated over or near any ECA buildings,
492 including residences or the pool area.

493

494 **PARKING**

- 495 • Owners and/or occupants are permitted to park one vehicle in reserved resident parking
496 areas.
- 497 • All other vehicles must be parked in the overflow/visitor parking area.
- 498 • Vehicles that remain unmoved in any parking area for more than 30 days will be relocated
499 to the boat, RV and trailer storage area.
- 500 • Tractors, trailers and large trucks must park in the Board designated parking area.
- 501 • Only vehicles with a state or municipality issued handicapped parking sticker/tag may park
502 in areas marked for handicapped parking.
- 503 • All owners and occupants are required to fill out a parking permit application, which can
504 be obtained at the Association Office or on the website. Each vehicle parked on the
505 property will have an Edgewater parking sticker visible on the vehicle.
- 506 • Boats, trailers, etc. without a windshield or that are covered with a tarp or other
507 covering when parked shall place an adhesive sticker on the tongue of the trailer.
- 508 • Motorcycles are to have a sticker visible on the motorcycle in an area acceptable to
509 the owner.
- 510 • If a vehicle is left running unattended, exhaust fumes must not be directed toward the
511 buildings.
- 512 • Each unit will be allowed a total of three vehicles on Edgewater property. Only one vehicle
513 may be parked in the reserved/resident parking lot.
- 514 • “Vehicles” include cars, trucks, boats, and all other recreational vehicles. All vehicles must
515 be legally registered and insured. Residents desiring to have additional vehicles will be
516 charged an annual fee as follows:
 - 517 ▪ Vehicle 4: \$250
 - 518 ▪ Vehicle 5: \$400
 - 519 ▪ All additional: \$500 per vehicle

520

521 **PERSONNEL**

- 522 • Employees are assigned specific duties to be performed under the supervision of the
523 Association Manager under direction from the Board of Managers.
- 524 • Owners and occupants shall not interrupt or interfere with their workday. Homeowners
525 needing maintenance performed on common elements must complete a form and submit it
526 to the Association Manager.

527

528 **PEST CONTROL**

- 529 • After notifying the owner via email or phone call, the Board of Managers or any contractor
530 or workman authorized by the Board of Managers may enter any room or unit in the
531 building at any reasonable hour of the day for the purpose of inspecting such unit for the
532 presence of any vermin, insects or other pests and for the purpose of taking such measures
533 as may be necessary to control or exterminate any such vermin, insects or other pests.
- 534 • Homeowners shall be responsible for rid of any pest that may occupy their unit at the
535 owner’s expense.
- 536 • Owners shall take precautions to ensure no food items are left accessible to pests during
537 periods of extended absence from their unit, such as seasonal absences.

- 538 • From May through October, no bird feeders, with the exception of hummingbird feeders,
539 are permitted.
- 540 • At no time of the year are birdfeeders to be attached to buildings.
- 541 • From November-April feeders are restricted to the garden areas located a minimum of 20
542 feet from all buildings.
- 543 • Feeding wild animals of any kind is not permitted any time of year, except as provided
544 above.

545
546 **PET POLICY**

547 The following Section will comply with Chapter 69, Article 7 of the New York Agriculture and
548 Markets Law and Town of Westfield Code, Chapter 56 of the Animal Control Law, regarding
549 Restrictions, Enforcement, Complaints, Seizure and Penalties. Violations of this Law regarding
550 nuisance, attacks, and animals at large may be directly reported to the Town of Westfield Animal
551 Control Officer, at (716) 326-2996, or other law enforcement, in addition to The ECA Office. All
552 other violations should be reported in writing to the ECA Office, as outlined in the Enforcement
553 Section of the Edgewater Rules & Regulations.

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

557

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

561

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

- 564 • Residents may have two pets, as described above.
- 565 • All pets must be registered with the ECA. Registration forms may be obtained at the Office
566 or on the Association website. The owner will be required to complete and sign a copy of
567 the ECA Pet Policy. New pets must be registered within 2 weeks of obtaining the pet.
- 568 • Pets belonging to a person visiting an on-site owner for a period longer than seven (7) days
569 must be registered with the Office.
- 570 • At no time shall the number of non-resident visiting pets plus the resident’s pets exceed
571 the two pet per unit limit.
- 572 • Any pets on the property not properly registered with the ECA will be considered in
573 violation of the Edgewater Rules & Regulations.
- 574 • Any owner who permits tenants to have pets shall ensure that such pets are properly
575 licensed and registered with the ECA. The owner and tenant will both be responsible for
576 the adherence to all rules and regulations regarding the pets.
- 577 • Any pet causing or creating a nuisance, unreasonable and habitual loud howling, barking,
578 crying or whining, or other disturbance or noise should be immediately reported to the
579 Town of Westfield Animal Control Officer at (716) 326-2996, or other law enforcement,
580 and may be permanently removed from the property.
- 581 • Any pet which chases or otherwise harasses any person or other animal in such a manner
582 as to reasonably cause intimidation or to put such person in reasonable apprehension of
583 bodily harm or injury, or which attacks another person or animal, should be immediately

- 584 reported to the Town of Westfield Animal Control Officer at (716) 326-2996, or other law
585 enforcement, and may be permanently moved from the property.
- 586 • Any person who is involved in an animal attack incident should report it to the Town of
587 Westfield Animal Control Officer at (716) 326-2996, or other law enforcement within 24
588 hours of the time the attack occurs.
 - 589 ○ After reporting the incident to the proper authorities, please report a detailed
590 incident to the Association Manager.
 - 591 • All pets must always be walked on a leash under the control of the owner.
 - 592 • No pet shall hinder any ECA residents' quiet enjoyment of, or access and/or free passage
593 to, all ECA Common Areas, including patios, sidewalks, decks and green spaces.
 - 594 • No pet shall be left unattended in a vehicle, any Common areas, or Restricted Common
595 Areas.
 - 596 • Owners must always clean up after the pet. Waste is to be removed immediately and
597 disposed of in a sanitary manner.
 - 598 • Pets are not allowed inside or within any of the common areas, such as laundry, lounge,
599 pool building, exercise room, owned by the Association. Pets may briefly enter the
600 Association office with the owner for the purposes of conducting official business such as
601 paying fees or meeting with the Association Manager, provided, however, that such
602 presence does not interfere with any other resident's ability to conduct such business. Pets
603 shall not enter during any meetings or other activities.

604 605 **REFUSE REMOVAL AND RECYCLING**

- 606 • Each unit and the common elements shall, at all times, be kept in a clean and sanitary
607 condition. Owners and tenants shall not allow any rubbish, refuse, garbage, or trash to
608 accumulate in places other than the receptacles provided.
- 609 • All present and future recycling requirements of the county, town and Association must be
610 followed. Owners and tenants shall place all trash in the appropriate dumpster.
- 611 • The recycling dumpster is clearly marked as to what items may currently be recycled.
612 Any items not specifically identified as recyclable on the dumpster are considered
613 regular trash and must be placed in the Trash Only dumpster. Any items currently
614 accepted for recycling, as identified by the signage, must be clean and dry, and in the
615 case of cardboard, must be broken down flat to conserve space in the dumpster.
- 616 • Tires, construction materials, paint, and household furnishings such as furniture,
617 mattresses, etc., electronics, and any other items prohibited by posted signage, are not
618 accepted with the trash and may not be placed in the dumpster areas. It is the resident's
619 responsibility to dispose of these types of items appropriately. Owners are responsible to
620 ensure their contractors do not dispose of any construction materials in the dumpster and
621 remove such materials from the premises.

622 623 **REPAIR AND MAINTENANCE**

- 624 • Owners must promptly perform all maintenance and repair work to their unit that could
625 potentially affect the property in its entirety or any part belonging to other owners.
- 626 • All repairs to internal installations of the unit located in and servicing only that unit shall
627 be at the owner's expense.
- 628 • The Association is responsible for repairs to the exterior of the unit, excluding windows
629 and doors. Repairs responsible by the Association include: (i.e., roofs, exterior walls,
630 patios, balconies). However, homeowners are responsible for any repairs to patios and

631 balconies that have been enclosed.

632

633 **RUNNING A BUSINESS**

- 634 • In accordance with the Declaration, Edgewater Condominium Association is a private
635 residential community. As such, no unit may be used for any business, trade, occupation or
636 profession of any kind, commercial, religious, educational, or otherwise, whether designed
637 for profit or non-profit. Nothing in this section shall prohibit the homeowner from having
638 a home office as defined by tax law or other applicable legislation, provided that such home
639 office shall not permit on-site attendance by clients, customers, employees or co-workers.

640

641 **SAFETY**

- 642 • Owners, their occupants, guests and/or representatives may not at any time bring into or
643 keep in their unit or on the patio, balcony, or enclosure of a unit, any flammable,
644 combustible or explosive fluid materials, chemicals or substances.
- 645 • Occupants shall not allow anything to fall or be thrown from windows, doors, balconies or
646 walkways.

647

648 **SMOKING POLICY**

649 No smoking in any common building or area including, but not limited to the Lakeside Lounge,
650 exercise room, laundry areas, pool building, maintenance building, and association office.

- 651 • Smoking is not permitted on any open balcony, patio, deck, stairway, or sidewalk or
652 common areas adjacent to buildings.
- 653 • Smoking is permitted inside individual units.
- 654 • Smoking is permitted across the road from all buildings or the lakeside fence
- 655 • Proper disposal of smoking materials (butts, papers, wrappers, packs or any smoking
656 related paraphernalia) is the responsibility of the smoker.

657

658 **STORAGE**

659 Owners storing grills, bicycles and kayaks as outlined above are solely responsible for the safety,
660 security and proper use of such items. The Association is not responsible for any such items,
661 whether properly secured or not. No items other than grills, bicycles, and kayaks, may be stored
662 outdoors upon the common elements. Nothing shall be stored or placed in the common areas
663 without the prior consent of the Board of Managers, except as stated otherwise in the rules and
664 regulations.

665

- 666 • **BICYCLES**
- 667 ○ Bicycles shall only be stored within designated areas in the provided bicycle racks.
 - 668 ○ Bicycles may not be stored on unit fronts, walkways, or attached to trees or other
669 association property.
 - 670 ○ Bicycles must be clearly marked with an approved identification tag, available from
671 the Association Manager, identifying the owner.
 - 672 ○ Bicycle storage allowed in the Pool Building over the winter with approval from
673 the Office Manager.
 - 674 ■ After receiving approval, owners must take their bicycles to the Pool House
675 for winter storage.
 - 676 ■ Owners must remove bicycles by Spring.

- 677 • **BOATS/RV'S/TRAILERS/MOTORHOMES/ANY ADDITIONAL VEHICLES:**
678 ○ Any additional vehicles (more than three), RVs, motorhomes, boats, and trailers
679 shall be parked in the Board designated overflow parking area on the west road
680 across from the Community gardens and Dog Park.
681 ○ The RV and trailer storage area is not intended for camping purposes. Nothing can
682 be stored outside and must be contained completely within the unit. This includes
683 all wheeled equipment.
684
- 685 • **KAYAKS:**
686 ○ Kayaks shall only be stored within the designated area near the beach stairs.
687 ○ Kayaks may not be stored on unit fronts, walkways, or other association property.
688 ○ Kayaks must be clearly marked with an approved identification tag, available at the
689 Association Office, identifying the owner.
690

691 **SWIMMING POOL**

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

- 693 • Swim at your own risk – NO LIFEGUARD on duty.
694 • Pool hours 8:00am to 10:00pm. The pool will be closed for maintenance whenever
695 necessary.
696 • Admittance to the pool is accessed through the men's and ladies' locker rooms. One key
697 card will be provided for each unit. No extra/spare key cards will be issued. In the event
698 of loss, owners must notify the office for deactivation. A replacement card may be
699 obtained for a replacement fee.
700 • All guests must be accompanied by an owner or tenant at all times. Owners or tenants
701 must further agree not to give their key fob/card to unaccompanied guests, friends, and/or
702 family.
703 • Diving, running, jumping and/or horseplay are prohibited.
704 • Evacuate the pool area and go to a safe indoor location at the first sign of thunder or
705 lightning. Return only after the storm has passed.
706 • Glass containers are prohibited. Cans and plastics are acceptable.
707 • Food is allowed only at tables in the pool area. You are responsible for picking up all
708 debris and disposing of it properly.
709 • Any toys and floats provided are to be returned to the proper container when not in use.
710 • Recreational loungers, innertubes, and balls are prohibited in the pool. Personal safety
711 floatation devices (life jackets, inflatable Swimmies or water wings, noodles, kickboards,
712 etc.) are permitted and encouraged.
713 • Pool diapers are always required for babies in the pool.
714 • No more than eight people from one unit are allowed in the pool at one time.
715 • Smoking is not permitted anywhere within the fenced pool area.
716 • Pets are not allowed within the fenced pool area.
717 • Music may be played with headphones only, or with agreement from all others utilizing
718 the area, and then only at a volume that does not disturb others.
719 • Tables or chairs are not to be reserved by leaving towels or personal items. Unattended
720 items will be removed.
721 • Additional restrictions and rules may be enforced as required based on Health
722 Department restrictions or guidelines.



John J. Grimaldi & Associates, Inc.

~INSURANCE GUIDE FOR UNIT OWNERS~

It is the responsibility of each unit owner to carry his/her own personal property and casualty insurance covering their personal property, personal liability and additions or alterations, which have been made to your unit. This outline of recommended coverage and the insurance requirements outlined in the association legal documents should be used when you discuss your specific insurance needs.

PERSONAL PROPERTY

Determine the replacement cost value of your personal possessions, excluding items of special value such as jewelry, furs, antiques, and collections. Request a replacement cost coverage policy subject a \$250 or \$500 deductible. Coverage must be written on an "All Risk" basis.

ADDITIONS/ ALTERATIONS/CONDOMINIUM DEDUCTIBLE

Your Association coverage **does not** include coverage to replace any improvements, alterations or upgrades that you have made to the building within your unit such as a finished basement or an upgraded kitchen. **You must include coverage for the Association deductible (\$10,000) under your HO-6 or condominium owner's policy dwelling section.** This dwelling coverage must be written on an "All Risk" basis. Please refer to the association documents relative to Insurance to determine your specific needs.

LOSS ASSESSMENT ENDORSEMENT

This coverage protects the unit owner from special assessments resulting from inadequate association insurance, such as a large liability loss that exceeds the limit of the association policy or a property loss for which the association insurance is inadequate. We recommend a minimum of \$10,000 written on an "All Risk" basis.

RENTAL ENDORSEMENT

If your unit is rented for investment purposes, you should endorse your policy, in addition to the above coverages, to include loss of rents coverage and include loss or theft of your personal property.

PERSONAL ARTICLES FLOATER

Most policies limit coverage for loss caused by theft of jewelry, furs, guns, silverware, antiques, coin and stamp collections. Items such as these should be appraised and specifically listed to insure full payment.

COMPREHENSIVE PERSONAL LIABILITY AND MEDICAL PAYMENTS COVERAGE

Protects you and your family from liability claims for bodily injury or property damage to others for which you are held legally liable. This coverage is provided for occurrences within your unit and for Personal activities away from the unit. We recommend you purchase a minimum of \$300,000.

PERSONAL UMBRELLA

This coverage is written on a separate policy and is available for amounts of \$1,000,000 or more. It provides excess liability coverage over your personal automobile liability, HO-6 liability and other personal liability policies such as boats, rental property, etc.

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