

HAMPSTEAD HEATH CONDOMINIUM ASSOCIATION, INC.

Synopsis of the
RESTRICTIONS AND REGULATIONS
(Revised April 12, 2016)

Condominium living is different from that which most of us are accustomed. In exchange for the benefits which flow from condominium living, we undertake certain financial responsibilities and subject ourselves to various regulations relating to the use of not only the Common Areas, but also the individual units we own and occupy.

In order to assure a pleasant environment and maintain or increase property values, every owner and resident should be aware of and abide by the specific financial responsibilities, regulations, and restrictions of Hampstead Heath Condominium Association. The Board intends to enforce all of these rules and regulations in an even-handed manner so as to make Hampstead Heath a desirable place to live. In order that all owners and residents know their responsibilities, it is essential that owners provide all persons who rent or otherwise occupy their units with a copy of the Hampstead Heath Rules and Regulations.

RESTRICTIONS UPON USE. No owner, tenant or other occupant of a condominium unit shall:

- a) use the unit for other than single family resident purposes;
- b) do any of the following without prior written consent of the Association Board of Directors, perform or allow to be performed, any of the following:
 - 1) Make any changes to the unit that would alter the appearance of any exterior surface of the unit.
 - 2) Enclose a lanai or patio with anything other than glass enclosure.
 - 3) Plant or remove any plantings in Common Areas outside of the unit.
 - 4) Place any objects in the Common Area.
 - 5) Install any lighting of a permanent nature to the exterior of the unit.
 - 6) Erect or attach any structures within the Common Areas.
 - 7) Place any signage or symbols in windows or on exterior surfaces.
 - 8) Make any structural changes to the interior of the unit which could affect the structural integrity of said unit or adjacent units.
 - 9) Fasten any objects to the internal walls or ceilings of the unit which cannot be removed without causing damage to the unit.*(Revised and adopted April 12, 2016)*
- c) permit loud and objectionable noises or obnoxious odors to emanate from the unit which may cause a nuisance to the occupants of other units in the sole opinion of the Board;
- d) make any use of a unit which violates any laws, ordinances or regulations of any applicable governmental body;

- e) fail to conform to and abide by this declaration, the articles of incorporation and the Bylaws of the Association and the uniform rules and regulation in regard to the use of the units and the common elements which may be adopted from time to time by the Board of Directors, or fail to allow the Board of Directors access to the unit as permitted by the condominium act;
- f) erect, construct or maintain any wire, antennas, garbage or refuse receptacles, or other equipment or structures on the exterior of the building or in any of the common elements, except with the written consent of the Association Board of Directors;
- g) permit or suffer anything to be done or kept in his condominium unit or in the common elements which will increase insurance rates on any unit or in the common property;
- h) commit or permit anything that would result in a nuisance in the unit or on the Common Area. (The decision regarding “nuisance” is in the sole opinion of the Board.) (*Revised and adopted April 12, 2016*);
- i) divide or subdivide a unit for purpose of sale or lease ...;
- j) obstruct the common way of ingress or egress to the other units or the common elements;
- k) hang any laundry, garments or other unsightly objects which are visible outside of the unit;
- l) allow anything to remain in the common areas which would be unsightly or hazardous;
- m) allow any rubbish, refuse, garbage or trash to accumulate or fail to keep the unit and the limited common elements appurtenant thereto in a clean and sanitary condition at all times;
- n) allow any fire or health hazard to exist in or about the unit, including, but not limited to, the installation of an electrical outlet in the garage to charge an electrical vehicle; a completed and signed Certificate of Compliance (obtained from Management) must be filed with the Board of Directors prior to the installation of the electrical outlet. (*Revised and adopted March 11, 2014*);
- o) make use of the common elements in such a manner as to abridge the rights of the other unit owners to their use and enjoyment;
- p) rent or lease less than an entire unit;
- q) rent or lease a unit for a period of less than three (3) months nor rent or lease a unit more than two times in any calendar year;

- r) allow more than one cat or one dog may be kept in a unit. Authorized pets are allowed to use the common areas only on a leash accompanied by its owner. The owner is responsible for cleaning up after the pet. If, in the sole discretion of the Board of Directors, the owners of a pet fail to comply with this regulation, or if the pet becomes a nuisance to other persons in the condominium, the Board may require that the pet be removed from the condominium. All service animals must conform to all State and Federal Laws. *(Revised and adopted April 12, 2016)*

- s) park except as follows,
 - 1) To protect the grass and the sprinkler heads, parking on the grass is prohibited. Service and other vehicles should be parked on the driveway or in the garage of the unit being attended; if there is no room, parking should be on the roadway,
 - 2) Golf carts, bicycles, motorcycles, and trucks shall be parked or stored out of public view *(Revised and adopted April 12, 2016)*,
 - 3) Any motor vehicle, which is visible from the street, should have a current state license tag and be in operating condition,
 - 4) No motor vehicle may be covered with a tarp or other protective cover while parked in an area visible from the street,
 - 5) No vehicle repairs, other than emergency, may be made to any motor vehicle on common or limited common areas. *(Revised and adopted October 29, 1990)*
 - 6) Motor vehicles that do not have a current State license tag or are not in operating condition are not permitted to be visible from the street.
 - 7) Vehicle repairs, other than in an emergency, are not permitted on Common Areas.

- t) Noisy work is not allowed to begin prior to 8:00 AM or continue after 5:00 PM. *(Revised and adopted April 12, 2016)*;

- u) enclose a lanai or patio with anything other than a glass enclosure without the written consent of the Board of Directors; or

- v) discharge saline or other regenerating solution from water softening equipment or any other chemicals into any street, easement, surface water drain or portion of the common elements...

SALE, TRANSFER, LEASE OR OCCUPATION OF UNIT.

- a) All sales contracts, leases, transfers and renewals of leases shall be submitted to the managing agent for approval by the Board of Directors.
- b) An application for approval shall be made on the form provided by the Association and submitted at least 15 days before the transfer of the property or the occupancy by a lessee.
- c) An application for approval shall be accompanied by a non-refundable application fee of \$100.00 payable to the Hampstead Heath Condominium Association, Inc., except that no fee is required for a lease renewal. *(Revised and adopted April 12, 2016)*
- d) An owner may not, except as a guest of another owner or of the lessee or occupant of his or her unit, use the common elements of the condominium during the period of such lease or occupancy.

MISCELLANEOUS *(Revised and adopted October 29, 1990, except where indicated otherwise)*

1. State law requires that a key to each unit be available to the Association at all times in order to have immediate access to any unit in the event of an emergency.
2. Barbeque grills and garden hoses should be stored so as not to be seen from the street.
3. Garage doors should be closed except when work that requires them to be open is being performed.
4. Flower pots placed outside the units in common areas must be conservative in color.
5. All landscape modifications presently in place shall be “grandfathered” as of the date of this revision except in the case of the sale of any unit. Prior to the consideration of sale, the Board of Directors, with the advice of the Landscape Committee, will have the authority to modify or replace any or all of the plantings in the Common Area.
(Revised and adopted April 12, 2016)
6. Owners or occupants of any unit shall not obstruct or interfere at any time with maintenance contractors.
7. Any area outside of the front entry to the patio or back lanai is defined as “Common Area” and is not to be considered for the owner’s private use. Owners or tenants shall be financially liable for any unauthorized change, abuse, or damage that occurs in Common Areas and will be billed accordingly. *(Revised and adopted April 12, 2016)*
8. Changes to the common areas abutting an owner’s unit may only be made after obtaining a written agreement from the Board of Directors, following the advice of the appropriate committee. *(Revised and adopted April 12, 2016)*
9. Recycle bins and trash should not be placed outside for collection prior to 6:00 PM on the day prior to collection and should be taken in prior to 6:00 PM on collection day.
(Revised and adopted April 12, 2016)
10. For units empty for 2 consecutive weeks or more, the owner is responsible to have the unit checked at least bi-weekly.

POOL RULES (*Revised and adopted April 12, 2016*)

1. The pool may be used only from DUSK to DAWN.
2. Those who use the pool do so at their own risk; there are NO lifeguards.
3. Adults must accompany children 12 years and under at all times.
4. Consideration of other people is important. Keep the noise levels down.
5. No glassware or pets are allowed in the pool area.
6. Food and alcoholic beverages are permitted only at Hampstead Heath Association sponsored pool parties.
7. Appropriate swim attire shall be worn in the pool.
8. Children who are not toilet trained may not use the pool.
9. Pool furniture shall be returned to their proper places after use, and shall not be reserved for persons not at the pool area.
10. Pool furniture shall not be removed from the pool area.
11. Smoking is not allowed in the pool area.
12. A shower should be taken before entering the pool.
13. Persons using the pool shall be owners or their guests only.
14. Running, diving, and rough play in the pool area is prohibited.