

COMMON SENSE:

The first rule for harmonious group living is to use Common Sense and Courtesy. Condominium living requires respect for others. We should not have to be policemen, and will not have to be if unit owners fulfill their responsibilities and inform renters of the conditions that are required in living in the Four Seasons.

RENTALS:

The primary restriction in the Master Deed prohibits any short-term rentals. Owners are not permitted to rent units for any periods with less than a six-month or yearly lease. VIOLATORS WILL BE FINED!

PETS:

A second major concern expressed in the Master Deed relates to the undesirability of pets in a condominium environment. Noise, health considerations and odors led to Board practice to discourage pet ownership. The Condominium and Ocean City rules for pets are detailed on the back of this page.

OUTDOOR AREAS:

Outdoor cookouts or fires on condominium premises, balconies, or grounds are strictly prohibited. Not only are there insurance prohibitions for obvious safety reasons, but smoke and odors are offensive to others. Since decks and construction is wood the fire hazard is a major concern. Once again NO GRILLS OR OUTDOOR FIRES!

Lawn areas are not playgrounds and should be kept clean and neat. The exterior grounds are Association property, and no accessory structures (such as bird-feeders) are permissible. No food should ever be spread on the grounds. They attract marsh rats and rodents and present serious health hazards. Outdoor clotheslines or use of balcony railings for drying is prohibited. Outdoor drying racks are permitted.

No "garage" or "sidewalk sales" are permitted on condominium property.

PARKING:

The rear parking area is limited to one car per unit. No boats, campers, recreational vehicles, trucks or trailers are permitted in the rear parking area. No car washing is permitted on the premises (light washing from bucket is permissible.)

SECURITY:

Laundry room doors must be locked and lights turned off when leaving laundry/storage areas. HOURS OF USE: SUMMER--7 a.m. to 10 p.m.--WINTER--7 a.m. to 8 p.m.

Children are not permitted in these areas unless with parents. Bicycles must not be parked in laundry room aisles. Flammable materials must not be stored in lockers.

NOISE:

No unit owner or occupant may make or permit excessive or disturbing noise from their unit. Any occupant must respect the rights of other owners for a normal atmosphere. Any noise generating appliances in units should observe the scheduled hours of use noted above. Dishwashers, washing machines, etc. are the primary noise makers. Think of your neighbors! BE CONSIDERATE!

OVERCROWDING:

Ocean City has occupancy limits which apply to all units. Please do not permit overcrowding of your unit. That creates not only noise problems, but also water and sewage abuse. *Not more than two in a one bedroom.*

CONSERVATION:

Not more than 3 or 4 in a two Bedroom

The costs that determine the level of the maintenance fee to owners, and indirectly the level of rent to renters, reflect to a major degree the cost of heat and hot water, with exterior repairs and plumbing services a second important factor. Very few condominiums include this combination of costs in their fees. Judicious use of these fuel consuming activities and some preventive care in plumbing use can represent considerable savings in energy-intensive and maintenance-expensive areas:

A few examples:

1. Keep thermostats to recommended settings (70°) for winter use and 55° when apartment is not in use.
2. Storm windows and storm door inserts should replace screens in the Fall when heat is turned on.
3. Leaky faucets should be fixed or reported to management.

POLICIES REGARDING PETS

The following statements are extracted from the Master Deed - Item 13.2 from the Deed itself (Page 13), and Schedule E from the Bylaws, Article VIII, Section 5 - Pets - (Page 29)

13.2 No animals, fish, reptiles, amphibians or other pets of any nature and description shall be raised, bred or kept in any unit or the common elements, except as may from time to time be authorized by the Board of Directors.

In the event exceptions are authorized the following section applies:

SECTION 5 - Pets. Each member agrees not to allow any pets or animals to roam at large beyond the confines of its unit and that in no event more than one pet or animal of any kind or nature whatsoever will be brought upon the premises at any time. Any pets or animals outside any unit must be under control or leash and at no time shall it create a nuisance of any kind, and, in any event, the member shall be responsible for any damage or liability occasioned by any such pet or animal.

The Ocean City Animals Regulations are equally explicit.



DIVISION
OF ANIMAL CONTROL

Department of Public Affairs & Public Safety

OCEAN CITY, N. J. 08226

**ANIMAL REGULATIONS
FOR OCEAN CITY, NEW JERSEY**

1. It is unlawful for any dog or other animal to run at large at any time.
2. It is unlawful for any dog or other animal to be on or upon any part of the Ocean front public boardwalk, or any public platform, pavilion, approach, ramp or steps adjacent or leading to or from boardwalk at any time.
3. It is unlawful for any dog or other animal to be on or upon the Ocean front beaches. (NO DOG OR OTHER ANIMAL SHALL RUN AT LARGE ON THE BEACH AT ANY TIME)
4. All dogs must have current license which can be obtained from the City Clerk Office located at the City Hall, 9th & Asbury Av.
5. All dogs or any other animals off the premises of the owner or the person in charge must be controlled by a lead, line, leash or chain securely fastened to a collar or harness on animal.
6. All owners of Dogs or other animals that violate any of the above rules (or have charge of animal) are responsible for the act or acts of the animal, and are subject to a fine of \$50.00, or imprisonment for a term not exceeding fifteen (15) days or both. According to CO 872.