



Gardens Plaza Condominiums

Swimming pool, 24 Hour security.
Community room.
Assigned Parking.

\$200 Application Fee

Rules and Regulations **As of May 2007**

THE GARDENS PLAZA, A CONDOMINIUM**ABBREVIATED****RULES AND REGULATIONS****TABLE OF CONTENTS***Adopted at 5/13/06 Board Meeting*

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I. APPLICABILITY

These Rules and Regulations are supplemental to the provisions of the Master Deed and By-Laws and are applicable to Members of the Gardens Plaza Condominium Association of Owners, to tenants of Members, and to the families, guests and employees of Members and tenants. The term "occupant" as used in these provisions applies to the foregoing persons.

II. OCCUPANCY DATA

1. All owners shall provide to the Association an address and telephone number where they may be contacted in the event of an emergency that requires their attention while they are out of residence.
2. All occupants shall provide to the Association the name and telephone number of someone to be contacted in the case of an emergency.

III. USE OF COMMON AREAS

1. The entrances, lobbies, halls, stairways, parking areas and other common areas shall not be used for playing or loitering. The use of skates, skateboards, scooters, bicycles or other such articles is prohibited in the common areas.
2. Occupants, including children, are required to be properly attired when in the common areas. Cover-ups or shirts and shoes must be worn in the building at all times when going to or coming from the beach or pool.
3. Smoking, eating and drinking are prohibited in all common areas except where authorized.
4. Beach equipment larger than a traditional beach chair or rafts measuring more than 24" x 36" are not permitted in the building. Large items may be stored in the designated area at the rear of the bike room.
5. Owners and/or tenants only may utilize the function rooms for parties subject to guidelines available from management. The host must be present at all times during the event. Non-supervised teenage parties are not permitted.
6. Bird feeding is prohibited in all areas of the building and grounds, including the limited common areas.

IV. USE OF INDIVIDUAL UNITS

1. The maximum number of persons that may regularly occupy a unit is: efficiency-3, one bedroom-4, two bedrooms and one bedroom with den-6; three bedrooms and two bedrooms with den-8.
2. Entrance doors to units shall not be left open.
3. Occupants must conduct themselves in a manner that does not deprive other occupants the peaceful enjoyment of their individual units. This includes, but is not limited to, the generation of excessive noise.
4. Occupants must not permit objectionable fumes or odors to permeate the common areas or other units.
5. Occupants shall not bring into the building any highly flammable or combustible or any explosive or otherwise hazardous fluid, material, chemical or substance except those in common use for ordinary household purposes.
6. Cooking and other grease shall not be poured into any drain.

V. WINDOWS AND BALCONIES

1. Occupants shall not throw, shake or sweep any object or matter from the balcony.
2. Nothing shall be draped over or suspended from any part of the balcony or windows. Windbreaks may not be installed.
3. The use of grills or similar cooking devices on the balconies is prohibited.

VI. ELEVATORS

1. Occupants shall endeavor not to enter the building and elevators with wet, damp or sandy footwear or personal property.
2. Luggage carts shall be returned to the lobby immediately after use. They shall not be left in the elevator unattended.
3. No one shall be permitted to play in or with the elevators.

VII. PARKING

1. Occupants are required to park in their assigned spaces only and must display an official parking sticker on the dashboard or the back of the rear view mirror of their vehicle. No vehicle larger than a panel truck bearing any commercial signs or lettering, no unlettered commercial trucks, and no mobile home, recreation or camper vehicle, boat, boat trailer or the like shall be parked in the common element parking lots from May 15th through September 15th without consent of the General Manager or the Board of Directors. A commercial vehicle servicing a particular condominium unit may be parked in that unit's assigned space with permission of the General Manager or Board provided it does not interfere in any way with adjacent parking. A single motorcycle may be parked in the condominium unit assigned space in place of a 4-wheel vehicle. Notice of the motorcycle parking must be given to the office or guard on duty. Vehicles or motorcycles that violate these rules are subject to towing, at the discretion of the General Manager or Board of Directors. *This rule was adopted at the March 17, 2007 Board of Director's meeting.*

2. **Permission for one time parking in non-assigned spaces can be given by the owner of the parking spot that permission has been granted to use their spot and for how long a period of time (e.g. one day, one weekend, etc.) Long term or ongoing parking in non-assigned spaces requires a form to be signed by the owner of the parking spot. The signed form shall be valid for a period of no longer than one year.**

3. In the event a unit is leased, the tenant will be provided with a temporary parking sticker and the owner out of possession shall not be entitled to use of the space.

4. No servicing, maintenance or washing of any vehicle shall be performed in any parking space or other area on the parking lot.

5. Loading and unloading by occupants, visitors, guests, delivery and service personnel at the bay and ocean entrances is limited to fifteen (15) minutes.

6. Occupants are not permitted to park in the employee parking areas.

7. Violation of parking regulations may result in towing of vehicles.

8. Handicapped parking is provided on Park Place and 3rd street only on a first come, first serve basis.

VIII. STORAGE

1. The common areas shall not be used for storage by any unit owner, unless approved by management. Furniture shall be tagged.

2. All articles must be contained in the lockers assigned to unit owners. Items left outside the storage cages will be removed by management and discarded.
3. No article shall be stored that constitutes a fire or health hazard or that is in violation of the City of Ocean City ordinances.

IX. BICYCLES, SKATES AND SKATEBOARDS

1. Bicycling, skating and skateboarding is not permitted in the parking area except that bikes may be used to exit and enter the bicycle storage area.
2. Bicycles are not permitted in the building.
3. Bicycles must be stored in the designated bike room. Upon exiting, occupants shall insure that the lights are turned off and the door locked.
4. All bicycles must be registered yearly. All unregistered bicycles will be removed by Association personnel and stored until the end of the season. The Association will not be responsible for loss or damage to bicycles.

X. SWIMMING POOL

Pool Hours of Operation: Everyday from Saturday of Memorial Day Weekend through Labor Day, 10:00 AM until 6:00 PM. Adult Swim times shall be posted by Management and the use of the pool at any other time is strictly forbidden, unless otherwise posted. All pool rules will be strictly enforced.

1. **Pool tags must be displayed when entering the pool deck from the building or the boardwalk. Pool deck personnel shall strictly enforce this rule. Cover-ups or shirts and shoes must be worn before entering the building from the pool deck.**
2. **All persons using the pool area do so at their own risk. The Association shall not be responsible for personal injury, or loss or damage to personal property.**
3. **Occupants are responsible for the conduct of their children and/or guests.**
4. **An adult must accompany children under the age of twelve (16) years in the pool area.**
5. **Children who are not toilet trained are not permitted into the pool without approved swim diapers. An adult must accompany these children into the pool in the shallow end only.**

6. Running anywhere on the deck, horseplay and diving into the pool are strictly prohibited.
7. Ball playing of any sort, either on the pool deck or in the swimming pool is strictly prohibited.
8. Oversized inflatable flotation devices including inner tubes, air mattresses, surfboards and floating chairs are not permitted in the pool. Small personal flotation devices for children are permitted if an adult accompanies the child into the pool. Personal adult flotation devices such as "noodles" shall be permitted. Goggles and masks are also permitted. If any device disturbs or otherwise inconveniences residents, management reserves the right to restrict its use until conditions improve.
9. The use of pool toys in the pool shall be strictly limited to the toys provided by the Association.
10. Pool games, such as Marco Polo or "chicken", are not permitted. If excessive splashing or jumping disturbs or inconveniences residents, management reserves the right to suspend pool privileges for those involved until conditions improve for more than 1 hour.
11. Swimmers must shower and remove hairpins, sunscreens and tanning lotions prior to each time they enter the pool.
12. Occupants may not reserve lounge chairs by placing towels or personal articles on the chairs while absent from the area. The use of furniture other than that provided by the Association is prohibited.
13. Occupants using sunscreens or lotions shall cover pool furniture with beach towels.
14. Occupants with a fever, cold, cough, inflammation, skin disease or wearing bandages are not permitted to use the pool.
15. The consumption of food on the pool deck is restricted to the dedicated eating area. Glass containers are not permitted anywhere on the pool deck. Alcoholic beverages are prohibited.
16. Smoking anywhere on the pool deck is prohibited.
17. Occupants returning from the beach between the hours of 10:00 AM and 6:00 PM shall enter the building through the boardwalk entrance to the pool deck and shall endeavor to remove sand from their person and personal property prior to entering the pool deck.

18. **With the exception of wheel chairs, baby carriages and strollers, wheeled vehicles are not permitted on the pool deck.**
19. **Surfboards and large rafts are not permitted in the building and must be stored in a designated area set aside for surfboards and rafts. Please see the administration office or security personnel for directions and a key to this area.**
20. **Earphones must be utilized when using sound reproduction devices (radios, CD players, etc.).**
21. **In general, pool security and lifeguards operate the pool area and swimming pool with knowledge of all applicable rules and regulations. In the event of a disturbance or dispute, it is at their discretion and that of management to interpret the rules in a safe and fair way.**
22. **Pool privileges may be revoked for the violation of these and any supplement rules posted in the pool area, which rules are incorporated herein by reference.**

XI. WASTE DISPOSAL

1. Waste is to be disposed of pursuant to the instructions posted in the trash room.
2. The trash chute shall be used only between the hours of 8:30 am and 10:00 pm. Matches, lit cigarettes and cigars shall not be deposited in the chute. Large items and those that may cause an obstruction in the chute shall be taken to the ground floor trash containers.
3. Trash and garbage shall be wrapped or bagged. Recyclables must be separated: glass articles rinsed and placed in the appropriate container; newspapers and magazines stacked in the area indicated.
4. Please dispose of diapers, styrofoam and paper towels/tissues down the trash chute ONLY. Do not throw any of the above in recycle containers.

XII. ACCESS TO UNITS

1. Occupants must cooperate in providing access to units necessary for the discharge of the Association's responsibilities.
2. Management must be provided with keys to all locks on entrance doors. The Association will not be responsible for any damage caused by forcible entry when it has not been furnished with such keys.

XIII. VISITORS AND GUESTS

1. All visitors, guests and delivery personnel must sign in at the security desk or office.

XIV. LEASING

1. Management shall be notified if a unit is listed for rent with a broker.
2. Leases must conform to conditions set forth in the condominium documents, including but not limited to the minimum rental term. A signed copy of a lease shall be provided to management at least forty-eight (48) hours prior to the commencement date accompanied by the required move-in fee. Subleases are prohibited.
3. The unit owner must provide the tenant with a copy of these Rules and Regulations, entrance door fobs, keys to the unit and mailbox and pool tags. If fobs and/or keys are left at the security desk for tenants arriving after business hours, a fee will be assessed for this service.
4. Owners out of possession are not entitled to the use of any common area, including the pool and parking facility.
5. No owner shall lease his apartment, either personally or through a real estate agent, for less than two weeks, as provided in the Master Deed and By-Laws. Any owner violating this rule shall be subject to fine and penalty as shall be determined by the Board of Directors and such means of enforcement as may be provided therefore by the Master Deed and By-Laws.

XV. EXERCISE ROOM

1. Our Fitness Room is available 24 hours a day to any resident 18 years of age or older.
2. No person under the age of 18 is permitted to use the room. **NO EXCEPTIONS.**
3. Residents must sign out a key to use the facility. Keys are available at the lobby security station.
4. When signing out a key, residents must read the **Participant Release Form.** *By signing out a key you acknowledge that you have read and understand the release agreement.*
5. The door to the Fitness Room shall remain closed at all times to prevent others who have not signed in from using it.

6. Please read all the rules and regulations posted inside the Fitness Room for your safety and the safety of others.
7. Failure to abide by any of these rules and regulations may result in a permanent suspension of your privileges to use the facility.

XVI. GENERAL

1. Occupants shall neither request nor cause any employee to perform any function or service while said employee is on duty. All requests for such service must be made through management.
2. With the exception of dogs assisting sight-impaired persons, all pets are prohibited in all areas of the building. It is the occupant's obligation to inform their tenants, guests, and visitors of this prohibition.
3. Occupants carrying firearms on their persons within the building must file a copy of their permit with management.

XVII. CONSTRUCTION AND RENOVATION.

1. There will be not major construction projects, including new wall to wall carpeting between May 15 and September 15 in any unit except for emergency repairs. Management must approve all repairs.
2. Work that creates noise or other nuisance shall be limited to the hours of 8:30 AM to 5:00 PM Monday through Friday, except holidays. Work on Saturdays must not create any noise or nuisance and shall be permitted to the hours of 9:00 AM and 5:00 PM. Management reserves the right to determine permitted work and acceptable noise levels.
3. All contractors are required to follow Rules and Regulations of the association. Copies are available at the front desk free of charge.
4. Contractors are responsible for compliance of Rules and Regulations by their subcontractors.
5. All contractors will conduct themselves in a manner acceptable in polite society. Rudeness, hostility, profanity, disrespect or persons or property are examples of unacceptable conduct.
6. All contractors are required to acquire the necessary permits for work performed and show proof of liability insurance and a contractor's license.
7. More specific rules and regulations regarding construction and renovations are available at the security desk and shall be strictly enforced.