

THE BUOY TENDER STATION, A CONDOMINIUM

Rules and Regulations - Residential Units

1. No boats, trailers, bicycles, scooters, motorcycles, baby carriages, or similar vehicles or toys or other personal articles shall be allowed to stand in any of the Common Elements. Such items may be stored or kept in Limited Common Elements.
2. All garbage and refuse from the Units shall be deposited with care in garbage containers intended for such purpose only at such times and in such manner as the Declarant or the Board may direct. All Unit trash bin and cart receptacles shall be placed away in their designated areas, except on the day when refuse is to be picked up at which time they may be placed in the designated area for said pick up.
3. No bird or animal shall be kept or harbored in the Condominium unless the same in each instance be expressly permitted in writing by the Board. In no event shall dogs be permitted in any of the Common Elements of the Condominium unless carried or on a leash. Provided, however, with the prior written consent of the Board, pets may be kept in the Limited Common Elements allocated to a Unit provided that:
 - a. They are not permitted to run loose and are confined to the Limited Common Elements of the Unit, to prevent them from roaming;
 - b. They are not allowed to obstruct any Common Element walkways and elevators or harass Owners or passersby who are using the Common Element walkways or elevators;
 - c. They do not become a threat or nuisance to the other Owners, engage in excessive barking as determined by the Board, or become a nuisance to the Condominium or harass passersby;
 - d. If the pets' Owner or master is not able to control the pet or prevent the pet from running free or becoming a nuisance or intimidating passersby or the Owners of the other Units, the permission for keeping the pet may be rescinded by either the Declarant or the Board by written notice to the Owner. The Owner responsible for the pet permitted to be kept in accordance with this section shall indemnify the Board and other Owners and hold them harmless against any loss, damages, or liability of any kind or character whatsoever arising from or growing out of having any animal in the Condominium
4. All radio, television, or other electrical equipment of any kind or nature installed or used in a Unit shall fully comply with all rules, regulations, requirements, or recommendations of the Board of Fire Underwriters and applicable public authorities having jurisdiction, and the Owner alone shall be liable for any damage or injury caused by any radio, television, or other electrical equipment in a Unit.

5. No vehicle belonging to an Owner or to a member of the family or guest, tenant, or employee of an Owner shall be parked in such a manner as to impede or prevent ready access to another Owner's Unit. Vehicles so parked may be towed at the Owner's expense. The Owners, their employees, servants, agents, visitors, licensees, and the Owner's tenants, guests, and invitees will obey the parking regulations posted on the private streets and drives and any other traffic regulations promulgated in the future for safety, comfort, and convenience of the Owners.
6. The Common Elements are maintained by the Association, and any Owner wishing to plant flowers, trees, or shrubs within the Common Elements must first obtain written permission from the Board.
7. Children under twelve (12) years of age are not permitted on the Common Element docks without the immediate presence of a parent or other responsible adult. Parents shall not allow children to run and play on the Common Element docks. The Common Element docks shall be kept clear and uncluttered. No cooking shall be allowed on any Common Element pier or dock.
8. No fish cleaning of any kind will be permitted except in locations designated by the Board (if any).
9. Fishing and swimming from the Common Element docks, floats, or gangways is not allowed.
10. Each Owner shall keep such Owner's Unit in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors or windows thereof, any dirt or other substance.
11. No shades, awnings, window guards, ventilators, fans, or air conditioning devices shall be used in or about the exterior of the Buildings without the prior written consent of the Board.
12. No Owners shall use or permit to be brought in the Units any flammable oils or fluids such as gasoline, kerosene, naphtha, or benzene or other explosives or articles deemed hazardous to life, limb, or property, without the prior written consent of the Board. Provided that vehicles, boats, separate gas tanks for outboard motors, lawn mowers, gas grills, paint thinner, and other solvents for household or recreational use may be kept in a Unit or within a Limited Common Elements less than five (5) gallons or in reasonable quantities as determined by the Board.
13. The Owners shall not list their names on the outside of the entry to any Unit except in those specific areas designated for such purpose.
14. Newspapers, magazines, and other similar items must be placed in solid waste containers. Garbage and other perishable items shall be placed in a plastic bag secured at the top and place in the solid waste containers. Loose garbage shall not be deposited anywhere within the Condominium.