

Summerlyn Condominium Association: Rules and Regulations

- 1) Each unit owner is responsible for the conduct and actions of his/her family, friends, guests, and renters, and will be held liable for their deliberate defacement or damage to the condominium property.
- 2) Do not leave cigarettes and other trash around building and walkways. Place all trash in proper receptacles.
- 3) Garbage and used Personal Property.
 - a) Raw garbage that is not disposed of at individual units should be drained and secured in plastic bags before being placed in the dumpster. Raw garbage in paper bags will rust the bottom of the dumpsters.
 - b) No trash should be left outside condo doors on the walkways or in the stairways.
 - c) All trash must be placed in the dumpsters provided; disposal of large items that will not fit completely into the dumpsters is the responsibility of the owner.
- 4) Both the Fire Marshall and our insurance policy restrict grilling.
 - a) Electric grilling is permitted on any patio or balcony. Use of Charcoal is expressly prohibited.
 - b) Open flame grilling is limited to areas a minimum of 10 feet from any structure and never on balconies
 - c) Grills may not be stored in units, on balconies or on common property (except for electric grills)
- 5) No clothes, towels, blankets, etc., are permitted on the front railings for drying or airing.
- 6) Elevators should be used properly to avoid costly repairs. (Holding or stopping elevators for excessive periods may cause shutdowns and operational problems). They are not playgrounds for children. Absolutely no smoking in the elevators
- 7) The pool is self-regulated. No lifeguard is on duty. Persons using the pool do so at their own risk and accept full liability. Separate pool rules are provided to each owner and posted at the facility.
- 8) Each unit must keep thermostats set at a minimum of 50 degrees in winter months to maintain sufficient heat to prevent freezing pipes. In addition, the main valve for the water supply, located in the furnace room, should be turned off, along with the power to the hot water heater when leaving the unit vacant for more than a week.
- 9) Radios, televisions, stereos, musical instruments, and voices should be kept low in public areas so as not to disturb others, especially after 10:00 PM.
- 11) Please be a responsible pet owner. Dog stations are provided. Clean up after your pet, and walk your pet in the designated areas on the far side of the ponds. Outside a member's unit, dogs must be under the owner's control at all times and remain no more than five feet away from the owner. To be "under an owner's control", a dog must either be on a leash or obedient to the owner's commands
- 12) No signs including Real Estate signs may be posted in public areas without Board approval.
- 13) The speed limit in the parking areas and driveway is 5 MPH.
- 14) Front walkways, stairwells, and elevators must be kept clear of bicycles and other personal property at all times.
- 15) We are fortunate to have adequate parking areas for all our residents and guests.
 - a) Please observe the lined parking spaces for safety and courtesy.
 - b) Any unlicensed car shall be towed. Any vehicle that has been unattended more than 30 days shall also be towed unless a homeowner registers the vehicle with Seascope Property Management (302-645-2222) and leaves the make, model, license plate, and telephone number of the car's owner.
 - c) Handicapped spaces are provided for holders of a State issued permit; removal of signs, or parking without a waiver is a violation of the County code.
 - d) Motorcyclists should place a hard surface material between the kickstand of their bike and the asphalt surface to avoid damage to the parking lots.
 - e) Boat Trailers and Recreational Vehicles must be parked on the pond side of Building 5. Unit owners and full time renters may use this parking area for unlimited periods. Short time renters have boat and RV parking privileges only when an active rental lease agreement is in place for that time period.
 - f) Effective April 18, 2016, tractor trailer rigs, tractors or trailers individually; or any vehicle with more than 2 axels or weighing in excess of 10,000 lb. GVW, including but not limited to: dump trucks, cranes, cement mixers, towing and recovery vehicles, or any heavy construction vehicles, semitrailers used for transporting landscaping or lawn-care equipment whether or not such a trailer or semitrailer is attached to the vehicle, or any vehicle that does not fit into one parking space; are not permitted to park at Summerlyn unless temporarily delivering or performing services for a resident of Summerlyn. Absolutely no overnight parking is permitted. Violators are subject to towing without warning, as well as a fine.

These rules are intended to safeguard our residents and maintain the value of our investment in Summerlyn. Please be advised that violations of these rules may lead to increased costs, which are subsequently passed on to members of the Condominium Association through our monthly fees. Your cooperation in observing these rules and reporting violations is greatly appreciated. If you have questions, you may Seascope Property Management at 302-645-2222.

Revised July 1, 2016

Summerlyn Infraction Fine Schedule

The Board of Summerlyn Condo Association has set forth the following fine schedule to ensure all rule and Covenant violations are dealt with equitably and without prejudice. The Board reserves the right to waive fines in situations it deems as warranted and will be the sole arbiter of all fines imposed or waived for violations of the rules and Covenants.

Infraction	Number of Offenses	Fine Amount
Excessive Noise	1	Warning
	2	\$250.00
	3	\$500 and loss of pool privileges
Placing of inappropriate items at the dumpster	1	\$100 plus the cost to remove the item
	2	\$200 plus the cost to remove the item
	3	\$400, the cost to remove, and loss of pool privileges
Parking of Excluded Commercial Vehicles	1	\$100 plus the cost to remove the vehicle
	2	\$200 plus the cost to remove the vehicle
	3	\$400, the cost to remove, and loss of pool privileges
Failure to Leash or Clean up After a pet	1	\$50
	2	\$100
	3	\$200 and loss of pool privileges
Use or storage of Grill on Balcony	1	\$100 and loss of pool privileges for 1 year
	2	\$200 and loss of pool privileges for 1 year
	3	\$500 and loss of pool privileges for 1 year
Use of Grill within 10 feet of Building	1	\$100 and loss of pool privileges for 1 year
	2	\$200 and loss of pool privileges for 1 year
	3	\$500 and loss of pool privileges for 1 year
All other Rule Infractions	1	\$100 plus costs incurred by Assoc. with potential loss of pool privileges
	2	\$200 plus costs incurred by Assoc. with potential loss of pool privileges
	3	\$300 plus costs incurred by Assoc. with potential loss of pool privileges

