

GULLWAY VILLAS—RULES AND REGULATIONS, Revised May, 2017

Renters and owners are required to observe all condo rules and rules must be posted in each unit by owners

1. The manager shall be sole arbiter of complaints or any concerns regarding renters
2. No bicycles, beach chairs, umbrellas or any other articles shall be placed in halls or staircase landing
3. Owners and their renters are responsible for the cleanliness of the condos and common areas adjacent to unit, hallway, etc. .
4. Owners and renters shall be responsible for the actions of the occupants of the unit
5. Owners and renters shall not use hallways, decks, or patios for laundry drying, towel shaking, grills, washing items or performing other actions that annoy or endanger occupants below. First floor owners and renters shall not cook on the deck or patio, hang towels on racks, leave or repair bikes on patios
6. **NO CHARCOAL GRILLS ARE PERMITTED. GAS GRILLS, A MINIMUM OF 2 ½ FT TALL WITH 1-LB gas cylinders are permitted by owners but must be 20 FT from buildings per Fire Marshall**
7. No permanent attachments shall be affixed to exterior of building or balconies without Board of Directors' approval
8. **PETS ARE ALLOWED IN UNITS IF OWNERS ARE ON THE PREMISES WHEN PETS ARE IN THE CONDO**
9. Owners and their guests are expected to keep noise levels to a minimum—in compliance with the city noise ordinance. Running on stairways or excessive noise on stairs is prohibited. Quiet after 11pm
10. Overnight sleeping on decks, patios, or in hallways is prohibited
11. Agents of the Board of Directors, Manager, and any contractor or workmen are authorized to enter any unit at any reasonable time for the purpose of accomplishing repairs, inspections, etc. The Board of Directors or Manager may retain a passkey for this purpose
12. If owner alters any lock or installs a new lock on exterior door, the Manager shall be provided a key
13. Gullway permits must be displayed on any vehicle parked on parking lot. Only one vehicle per unit is permitted in lots on holidays. Vehicles shall be parked “front end” only in lots
14. No boats, trailers, campers, or motorcycles shall be parked on condo parking lots
15. No skateboard, bicycle, or scooter riding is permitted on sidewalks or parking lots
16. No ball or Frisbee playing is permitted on Gullway property
17. Rules posted in the pool area must be observed by all
18. The pool is a no smoking area. No glass may be brought into the pool area.
19. There is no smoking in the hallways (up or down) or on the stairways
20. Owners, their guests, and renters must abide by all Ocean City ordinances
21. All furniture must be removed from decks and patios when the unit is unoccupied. All furniture, etc. must be removed by Labor Day. Should furniture need to be removed due to storms after Labor Day, a \$50 charge will be assessed the owner
22. **REPLACEMENT FEES: Parking Permit (\$10), Lockout after 11pm (\$25), Removal of deck/patio furniture (\$50)**