

## Welcome New Owners from your Board of Directors!

We are happy that you have decided to join our community. Your neighbors and your Board of Directors want your initial experience to be a pleasant and informative one. If you have questions, you may ask any Board member or our Manager, Cyndy Dennison who is on site most of the time. A Gull Way Newsletter is sent yearly.

Please visit us on [www.gullwayvillas.com](http://www.gullwayvillas.com) for information that you will find helpful. This site includes the following:

- documents of interest
- requirements regarding your unit
- rules and regulations
- your Board of Directors and how to notify them
- Gull Way news: current newsletters, minutes of meetings
- by-laws
- a list of contractors
- photos of activities that take place at the Gull Way community

To assist you as a new owner, you should have the following in your unit/condo:

- 6 pool passes with your permit number on each of them
  - 1 currently dated parking pass for renters (one per unit; must be original, not a copy)
  - 2 red owner sticker parking passes to be affixed to your car
  - 2 mail box keys
- Notify Manager Cyndy Dennison if you are missing items

To help you understand our regulations regarding your condo, the following are important for you to know:

- Turn off the water to your unit when vacating your condo for 24 hours or more
- Turn your heat to 55 degrees during the colder months (usually when leaving your condo in fall)
- Notify the Board of Directors Architecture Committee or Manager in writing if you want to make modifications to your unit--plumbing, electrical, mechanical, or structural
- Remove all furniture, awnings, etc, from your patio/deck when leaving or when storms are imminent; there will be a \$50 fee if someone must remove items that you should be responsible for removing
- Store your bicycles in bike racks, not on patios, decks, or in hallways. They may be kept in the owner's unit
- Pay your dues on the first of the month; pay all assessment when required to do so to avoid penalties. **Make checks payable to Gull Way Villas and mail to Gull Way Villas Condominium c/o Bank of Ocean City P.O. Box 3899 Ocean City, Md. 21843**
- Adhere to the Ocean City Noise Ordinance--both owner and renters--no noise after 11pm
- Keep a working smoke alarm and a current fire extinguisher in your condo. **Starting July 1 2013, a new Maryland law will require battery-operated smoke detectors to be run by lithium batteries with a 10-year life. The law requires homes in Maryland to have the new smoke detectors installed by 2018.** The intent of the law is to replace all smoke detectors with a sealed unit that lasts 10 years. **Existing smoke alarms that are more than ten years old are to be replaced.** It is never acceptable to remove wired in smoke alarms and replace them with any type of battery only operated devices. Any condominium unit sold must upgrade the smoke detector to the new 10 year sealed unit if not previously upgraded. Any smoke alarm that fails or malfunctions must be upgraded to the new sealed unit style.
- Be aware of OC pet laws--leash/pooper-scooper; owner pets allowed but none for renters
- Place household garbage/trash in Gull Way dumpsters on site; building materials, bulk items must be picked up by the city for a fee--410-524-0391
- Use grills in specified place--not on patios or decks; renters may not have or use grills
- Smoking in the pool area is prohibited

Each year, in July, we have a General Meeting when owners are encouraged to attend; following this meeting in the afternoon, there is a Gull Way family picnic and games for all. At other times during the summer, there may be cookouts or random get-togethers for our families and friends.

We encourage you to become involved in the Gull Way Villas Association by getting to know your neighbors and by volunteering to run for the Board of Directors.