

GULL WAY VILLAS—RULES AND REGULATIONS, Revised April 2022

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 the sole arbiter of complaints or any concerns regarding renters.
2. No bicycles, beach chairs, umbrellas or any other articles shall be placed in hallways 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 2½ ft tall with 1-lb gas cylinders are permitted by OWNERS, but must be 20 feet from buildings per the Fire Marshall and grills must be constantly attended.**
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 present.**
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. Gull Way 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 Gull Way 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, décor, 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).**