

RULES AND REGULATIONS GUIDELINES

Bristol Harbour Condominium I

June 6th, 2016

CONDOMINIUM I

BRISTOL HARBOUR VILLAGE

CANANDAIGUA, NEW YORK

Rules and Regulations

Revised – June 6th, 2016

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Welcome to Bristol Harbour Village

As a resident or a visitor to Bristol Harbour, you have chosen to live or stay at one of the finest communities in the Finger Lakes area.

Bristol Harbour is a permanent residence for many people. For others it may be a summer residence, a weekend hideaway or vacation site. In any cast it is important to remember that our community lifestyle must accommodate neighbors who may be living above, below and beside you. Therefore, it is important for all residents and visitors to demonstrate courtesy and restraint. If you are a unit owner you are responsible for your behavior as well as the behavior of your guest and/or renters.

Condo I consists of Buildings 1, 2, and 3. It is managed by a Board of Managers comprised of five owners. The Board of Managers oversees the finances, maintenance, and other aspects related to keeping the property in fine condition. The Board is also responsible for communicating and enforcing the rules and regulations that provide for the good and safety of all residents and visitors.

The established Rules and Regulations for Condominium I (from your 1971 Offering Plan) are appended for your reference. These rules are interpreted with more detail in the attached Rules and Regulations Guidelines that are furnished to make your ownership or visit a pleasant and enjoyable experience. It is important for owners and renters to read and abide by these guidelines that are based on community safety, aesthetics, and – most of all – common sense and courtesy.

For additional information about the rules and regulations consult the Bristol Harbour Village Resident Guidebook and the Offering Plan provided to you at the time of your unit purchase. You may also call any Condo I board member or the Resident Manager. Their names and phone numbers are in the Resident Guide Book.

We wish you an enjoyable experience at Bristol Harbour.

Condominium I Board of Managers

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1. PARKING

1.1 Each unit has been assigned at least one parking space. Other guest cars should park in the unassigned areas. During snowstorms, vehicles parked on the upper decks must be moved to lower garages to enable snow removal.

1.2 Boats, unregistered cars, trailers, recreation vehicles, etc. may not be parked or stored in the parking area. Permission may be obtained from the Resident Manager to park (not store) the above items in special areas designated for this purpose.

1.3 The vehicular speed limit with the condominium grounds is 15 miles per hour.

2. GARBAGE AND TRASH

2.1 Household garbage must be placed in *clear plastic bags* and wire-tied or sealed shut before discarding. There are dumpsters on all lower parking levels and chutes on the upper levels. Recyclable items such as newspaper, cardboard, glass, plastic, and cans must be taken to the recycling center adjacent to the Recreation Center and Tennis Courts.

2.2 Items shall not be stored in trash sheds without prior approval by the Resident Manager.

2.3 Carpet disposal is the responsibility of the unit owner and/or the contractor. Old carpeting is not to be placed in the trash sheds. The trash collector will not take old carpet.

3. PETS

3.1 The nature of the condominium setting makes the regulation of pets essential. Owners are required to register their pet(s) by completing the BHVA Pet Registration Form P101. For more information about pets, see the BHVA Offering Plan.

3.2 Visitors and renters staying less than one year cannot keep pets in the unit. All pets must be kept on a leash and under the control of the owner. Pets are not permitted to be left unattended in common areas or on balconies.

3.3 Pet owners are responsible for “cleaning up” after their animal. Pet “stations” are located throughout Bristol Harbour for that purpose.

3.4 Owners who observe an infraction of the pet rules are encouraged to discuss the occurrence in a friendly and neighborly manner with the pet owner. If the problem is not resolved, the complaint should be directed to the BHVA Pet Committee or the Resident Manager.

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4. COMMUNITY FACILITIES

4.1 Each owner may invite a maximum of five outside guests to use the community facilities at any time; otherwise make prior arrangements with the Board. Members of the immediate family are not considered as guests.

5. RESIDENT MANAGER ACCESS

5.1 The Board of Managers or the Resident Manager retains a key to each unit. Owners may not alter or change any lock without written consent of the Resident Manager.

5.2 The Resident Manager is granted access to the unit for the purpose of making inspections for violations to the rules and regulations or correcting emergencies or conditions that threaten another unit. Requests for entry are made in advance except in the case of an emergency.

5.3 The Board of Managers reserves the right to require any unit owner to remove any object that in the opinion of the Board violates these Rules and Regulations; viz. they create an unsafe condition to the structure of the building, or can be deemed a detrimental detractor from the general appearance of the building.

5.4 In the event evidence of vermin, insects, or other animals posing danger to the unit are found, the Resident Manager has the authority to enter the unit and eliminate the cause at the owner's expense.

6. BALCONIES

6.1 Owners and tenants are requested to vacuum the carpeted areas to avoid sweeping debris onto neighboring balconies. No debris or garbage of any kind should be thrown over the balcony railings. Cigarette butts are especially dangerous in the Fall season when the ground is carpeted with dry leaves. Discarded food attracts rats and other rodents. Raccoons must not be fed; they are known carriers of diseases which can be transmitted to humans, causing severe illness.

6.2 Do not hang clothing, towels, rugs, tablecloths or other items over the balcony railing. For the benefit of your neighbors, please do not shake rugs, sheets, pillowcases, etc. over the railing. The debris may end up on a neighbor's balcony. Owners are requested to vacuum, rather than sweep, the carpeting on their balconies.

6.3 Bicycles, furniture, tools, toys, sporting goods, beach equipment, etc. can not be left on the parking lot balconies, parking deck or walkways. Common walkways must be kept clear and unobstructed. Balconies and common walkways are not to be used as a construction work area.

6.4 Firewood may be neatly stacked on the balconies from October 1 to April 15, provided the height does not exceed that of the balcony railings.

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6.5 Television or radio antennae, flags, banners and other decorative items shall not be permanently attached to the building or balcony.

7. SIGNS

7.1 No sign, advertisement, or notice shall be displayed on the outside of the unit, or visible from the street, without prior written consent of the Board.

7.2 One standard real estate sign may be displayed in the window of a unit during the hours of open house only.

8. INSURANCE

8.1 Unit owners are advised to carry their own "Homeowner's" insurance on wall, ceiling, or floor coverings or other furniture, furnishings, or equipment installed by the owner. See the Condominium I By-Laws (Section 2 & #) for detailed building or liability insurance coverage.

9. TREES AND FLOWERS

9.1 It is the responsibility of the Board of Managers and Resident Manager to maintain a regular tree trimming practice by a professional company. This will help maintain the stability of the cliff, as well as the health and condition of the trees and shrubs that grow on the cliff. *Unit owners are not permitted to trim trees.*

9.2 Prudent tree trimming shall include the annual cutting of all deciduous trees to a point where the tops of those trees do not extend beyond the floor level of the first floor units and limbs of those trees do not extend to the edge of the Cliffside balconies.

10. HEATING

10.1 To prevent water pipes from freezing in the winter, a minimum temperature of 55°F (13°C) must be maintained within each unit. The Resident Manager has the authority to enter an unoccupied unit for the purpose of checking the temperature in the unit.

10.2 Kerosene or liquid-fueled heaters, within or outside the unit, are not allowed. Their usage enables potential deadly carbon monoxide gas and/or fire hazard. Electric heaters are permitted, but discretion must be practiced regarding their placement and surveillance.

11. GRILLING

11.1 Electric grill cooking is allowed in your condo and on the lakeside balcony. Charcoal and bottled propane gas grills are not allowed. The *George Foreman* grill is recommended; it is easy to clean and smoke is minimized. No grilling is allowed in the parking areas.

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11.2 Grills should be kept clean to prevent excess smoke from drifting in your neighbor's area. They should not be located adjacent to the balcony railings.

12. QUIET ENJOYMENT

12.1 In order to preserve the tranquility and comfort of Condominium I, no unit owner shall make or permit any disturbing noises in the buildings by himself, his family, servants, pets, employees, agents, visitors, or tenants; nor do or permit anything by such individuals that will interfere with the rights, comforts, or convenience of other unit owners.

12.2 With respect to the rights of others living around you, keep television and radio sound, as well as conversation, at a reasonable level.

12.3 In the lower parking lots and lakeside balconies, loud conversations, children playing and the racing of automobile engines may be an annoyance to others. Please use consideration when talking in these areas.

13. CONSTRUCTION, REMODELING, ALTERATIONS AND REPAIRS

13.1 Internal alterations, as described herein, must have prior written approval of the Board of Managers. This is to control the potential impact of safety, noise, odors, dust and debris. Owners are expected to submit the attached "Condominium Construction Form" for approval at the monthly Board meeting.

13.2 Construction is defined as any structural change to *the interior, non-load bearing walls or flooring, bath and kitchen remodeling, tiling, and the addition of a stove or brick fireplace*. No structural work or repair of any kind is permitted to perimeter walls or that jeopardizes the soundness or safety of the building. *Interior painting, carpeting, wallpapering or replacement of lighting fixtures* is not considered as construction. *Awnings* must be installed in accord with Board specifications and approval.

13.3 Because of the potential noise conduction to the unit below, the installation of *tile or hardwood flooring* is prohibited unless sound deadening board or proper cushioning is installed between the concrete floor and the new flooring. The Board of Managers requires the unit owner to provide detailed specifications for such proposed installation.

13.4 The installation of a *fireplace, wood burning stove or pellet stove* presents a potential fire hazard and an additional structural load to the building. A sketch and specifications showing the materials, size, location, placement of flues, and estimated weight must be approved by the Board of Managers. Installation by a professional contractor is recommended. All fireplace installations require a permit from the Town of South Bristol – per New York State Law – with an inspection by the Town Code Enforcement Officer upon completion. Propane fireplaces are allowed in buildings 1 and 3 with Board permission. The propane line would run up the outside of the building on the lakeside where the propane tanks are located and once installed, must be

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covered and then painted to blend in with the building. Due to the requirement that common area property would be accessed (i.e. where the tanks are stored and lakeside balconies of your fellow neighbors), the site office must be notified 3-5 business days before work can commence after approval has been granted from the Board.

13.5 For the courtesy of the residents and renters living around you, construction, remodeling or alterations, either by the unit owner or a building contractor, is not allowed *between Memorial Day and Labor Day*. Work for major construction, remodeling and alterations is limited between *Labor Day and Memorial Day on Monday through Saturday from 7:30 a.m. to 5:30 p.m.*

13.6 Questions or concerns regarding construction, remodeling, alterations or repairs should be addressed to the Resident Manager. Any contractor performing plumbing or electrical work should contact the Resident Manager for location of electrical panels and water shut-offs in the unit. This will minimize damage to your unit (and neighboring units) or injury to contractors.

13.7 Unit owners who violate the rules governing construction, remodeling and renovations may be levied a fine of \$100.00 (one hundred dollars) per day for each day of infraction.

14. SALES AND LEASES – WAIVER OF RIGHT OF FIRST REFUSAL

14.1 The Board refers all Owners to the Condo By-Laws, Article VII, on Pages A-55 through A-59 of the Offering Plan received at the time of purchase of the unit. All sales and lease agreements – both long and short term - must be in compliance with Article VII and will be enforced by the Board.