

Rules and Regulations

Bay Ridge Condominium Association

Approved April 24, 2025

Goal and purpose of the Rules and Regulations

The goal and purpose of these Rules and Regulations is to promote a safe, clean, and enjoyable environment for the residents of the Bay Ridge Condominium (BRCA). It is the intention of these Rules and Regulations to be fair to all residents in order to provide freedom with standards. No rule or regulation may encumber or supersede the definitions of the rules contained within the Declarations and By Laws of the Association. In cases where exceptions or disputes cannot be resolved, the By Laws and Declarations shall prevail.

1. Use of Unit

No trade, commercial use or other business use of the unit is permitted. Exceptions are those types of businesses that may be considered usual and customary home occupations. Usual and customary baby-sitting is permitted. Any baby-sitting that creates excessive motor vehicle traffic to a unit, requires a license or falls under the category of a "Day Care" is prohibited.

No Unit shall be used or maintained in a manner which shall interfere with the comfort and convenience of occupants of other Units.

2. Alterations/Care of Units:

Unit owners may make alterations within a unit that do not affect the structural and mechanical integrity of a unit/building. Any exterior improvements/changes, including landscaping improvements and satellite dishes, to any part of the building, common or limited common areas must be requested of the Board in writing. This includes interior improvements that affect the exterior of the unit as well. Any improvements that may cause an increase to the Association's insurance premium shall cause the unit to bear the expense of the increase.

Cooking grills can NOT be used within 10 feet of the buildings per Vermont State Department of Fire and Safety. Propane or any other type of gas for cooking can NOT be stored in the home or garage. http://firesafety.vermont.gov/sites/firesafety/files/files/Documents/dfs_codesheet_bbq.pdf

3. Vehicles and Parking Allocation:

Owners must park in their garages as much as possible. Each Townhome has two parking spaces located in the garage for the home. The Duplex has one space in the garage and one space in the driveway in front of the garage. There are some street parking spaces along Margaret's Way that are public but should be kept open for visitors as much as possible.

The following vehicles are prohibited: Unregistered or otherwise derelict vehicles of any type; any boat or boat trailer; any snowmobile or snowmobile trailer; campers; RVs; trucks (with the exception of pick-up trucks that do not exceed 6100 pounds gross vehicle weight.) It is understood that there are occasions where a resident may be in the act of preparing a vehicle such as a boat or snowmobile for seasonal use. When such occasions occur, the resident is allowed temporary storage of no more than 48 (forty-eight) hours with Board approval.

All vehicles shall be parked in designated parking spaces only and may not be parked on any lawn, sidewalks, or other similar common or limited common area.

4. Hazardous Materials, Use and Waste:

No hazardous material of any type may be stored in or around a unit. Exceptions are reasonable amounts of charcoal lighter fluid. Open fires are prohibited at all times.

No unit shall commit hazardous use that may cause increase or cancellation of insurance. Hazardous waste storage as defined by Federal, State or Local law is prohibited.

5. Pets/Animal Control:

Only domestic pets are permitted within the unit. Pets shall be immunized and licensed when required by law. When outside, pets must be accompanied by, and under the direct control of the owner or another designated person. Pets are subject to Town Ordinances. Unusual pets such as, but not limited to, farm animals, jungle animals, large felines (lynx, bobcats), coyotes, wolves or any other animal that, in the discretion of the Association or local law, are not considered domestic and shall be prohibited. Pets that do not appear to be under the control of the owner or that continually infringe upon the peaceful enjoyment or safety of neighbors may cause the removal of the animal.

Owners are to "clean-up" after their pets immediately regardless of the time of year.

Due to the insurance policy, the following breeds of dog are prohibited:

Pure/mixed/crossed breeds of:

Pitbull Terriers (American Staffordshire, Staffordshire Bull)

Wolf dog hybrids

Akita

Chow

Rottweiler

Presa Canario

6. Trash and Recycling:

All residents will be provided with trash and recycling totes for their individual use. These bins should be stored inside your garage except on pick-up day. At no time should residents put any trash or recycling in the dumpsters near the rental buildings.

7. Peaceful Enjoyment:

All residents shall afford each other respect and courtesy within our neighborhood. Loud music playing, television volume and excessive party noise will not be tolerated. Any request by a neighbor to reduce noise shall be considered a request sufficient to cause the offending noise to be reduced at once.

Except for seasonal decorative lights, all exterior lights must be installed and used in a manner which will not unduly disturb surrounding unit owners and must be approved by the board of directors.

8. Board Rules

Any check over \$500 must be signed by two Board members.

9. Other:

All common exterior walkways shall be kept in a clean and safe condition. They may not be used as storage areas.

All requests to the Board or its Agent on any issue shall be presented in writing.