

# Rules and Regulations

## Grand Bay Court

1. **Owners** will be held responsible for the actions of their tenants and guests.

2. **Owners** - If you are renting your unit as either a summer rental or yearly, please keep the Board up to date with current information such as rental agency, etc. Please make sure the rental agency has the current rules and regulation, parking tags and any other information that they may need. Also, make sure the rules and regulations are posted in the unit. It is your responsibility to make sure your rental agency abides by all the Association rules and regulations. If there is a problem, we will first notify the rental agent, if that fails, we will contact homeowner. It is your responsibility to make sure the problem is corrected in a timely manner.

3. **Lawn Maintenance** on the common areas is maintained by our association landscaper. Individual lawns are the responsibility of the individual homeowner. If you fail to maintain your property, the Association will have it cleaned up and the homeowner will be billed.

4. **Common Area** may be used during daylight hours for recreational activities (example: children's play and picnics). Team sports and activities are permitted.

5. **Clusters** - Due to the proximity of the dwellings in each "cluster" (cluster defined as the units with four (4) dwellings), the area surrounding member's sheds is considered a common area to other members in the "cluster" and must be accessible as a common courtesy.

6. **Restrictions** - Activities which could interfere with the peaceful existence of others shall not be permitted. (Including but not limited to the discharge of fire arms and fireworks and/or other activities with high levels of noise or potential harm to persons or property)

7. **Walkways** leading to all units shall remain unobstructed at all times. Please keep bikes off to the side.

8. **Trash** pickup is provided by the Town of Chincoteague once a week. Our day is **Thursday**. Trash cans should be placed directly in front of your unit on the designated day. Closed containers should be used to prevent trash from being strewn around by birds and wildlife. Please take cans around back in a timely fashion. No cans are to be kept out front.

9. **Pond** - No fishing in the pond

10. **Pets** shall not be permitted in the common areas unless on a leash or carried nor may pets be chained and unattended in the common areas. Unleashed pets are in violation of the Town of Chincoteague leash law and will be reported. Pet waste must be immediately cleaned up. Please do your best to refrain your dog from unnecessary barking. Please do not allow your pet to wander onto other homeowner's properties.

11. **Speed limit** is **5 MPH** in parking lot.

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#### 12. **Parking** – 2 spaces per unit generally in front of your unit.

- Parking is at a 45 degree angle with the except of units 4103 and 4105
- Do not pull straight in
- No double parking
- Please do not assume you or your guests can park in your neighbor's spot, unless you have called them first to see if you can use them.
- There is absolutely no parking beyond the fence or in the common areas
- **Summer weekly renters are allowed only 2 vehicles, on which parking tags must be displayed.** Two per unit, with none in the overflow area. No exceptions.
- Boats must be parking in front of your unit and count as one of your parking spots. No boat or trailer parking up front. Please do not let your boat intrude on your neighbors or their ability to park.
- We have only 5 overflow parking spaces at the entrance of the court for use of the entire association. Please be courteous to all homeowners and do not abuse these spots. They are not for long term use.
- Unregistered vehicles or trailers shall not be parked at Grand Bay Court; such vehicles or trailers will be towed at owners' expense.
- Enclosed trailers of the box, travel, or camping type are not permitted in the parking lot, except those used temporarily for moving household goods. Any other exceptions must be approved by the Board of Directors.

#### 13. **Portable Fire Pit Guidance** Small portable fire pits or chimeneas may be used by residents and guests of Grand Bay Court. These devices may be fueled by wood, propane or flammable gel.

- Fire pits must be placed on non-flammable surfaces such as brick patios or stone landscaping materials. They may not be placed on bare grass, wooden decks or patios, the shared sidewalks leading to the front of the townhouses, or in the parking lot.
- Wood fires should be kept small and every effort should be made to minimize smoke and control sparks by using screen covers or spark arrestors. Keep a portable fire extinguisher or garden hose handy while using the fire pit.
- Fire pits must not be left unattended and all embers from wood fires must be extinguished at the end of use. Ensure that all ashes have been safely disposed of by placing them in a metal ash can or other non-flammable container. Do not dump cold ashes in the common areas; place them in the trash or take them to the town refuse collection station.
- Children must be supervised by an adult when using the fire pit.
- Follow the manufacturer's safety recommendations when using fire pits fueled by propane or gel.
- Residents must ensure that all guests or renters are familiar with these guidelines.