

# Rondout Harbor Homeowners Association Rules and Regulations

## Including Policies and Guidelines

In accordance with the Declaration of Covenants, Conditions and Restrictions and the By-Laws, the Board of Directors (Board) has the authority to define and enact rules, regulations, policies and guidelines for the Association (Community) to conform to the RHHA, Inc. governing documents.

Definition Resident = shall mean and refer to the individuals living in a single unit that are not the Owner of said unit.

### Document Approval(s):

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**PURPOSE OF THE RULES:**

The Homeowners Association is the cornerstone of a planned residential community. It brings continuity and order to the community, it preserves the architectural integrity, and maintains the common elements. The Association, and therefore the Board of Directors serves to promote the concept of “community” and works to protect the property values.

The rules and regulations are intended to benefit all homeowners by maintaining property values, a quality of life, and to insure the health and safety of homeowners, residents, tenants, and guests. In addition to encourage a harmonious environment for the wellbeing of everyone in the community. The Association encourages residents/owners and guests to voluntarily comply with the governing documents, rules, regulations, architectural standards and guidelines.

As with all HOAs the intention is to define the rules, regulations, policies and guidelines clearly, so that the community can voluntarily follow them. The Association in turn will pursue enforcement that enhances, supports and preserves community values and best interests including property values of the association and members, to the best of their ability.

**APPLICABILITY OF THE RULES:**

The rules and regulations apply to all unit owners, residents including renters or leases, and their guests. These rules are in addition to any other obligation, duties and rights imposed upon unit owners by the Certificate of Incorporation of Rondout Harbor (Declaration of Covenants and the By-Laws of RHHA). It is understood with the purchase of a Unit and as a member of the Association owners are to abide by the documents of certification and these Rules and Regulations. The unit owner is ultimately responsible for the infractions of these rules by themselves, their renters or leases, and guests.

We encourage all residents/owners to use the RHHA Web site for information. For questions or complaints please use the Harbor Line (845-339-1704). Please leave your name, unit and phone number, and someone will get back to you in one business day. The phone is not covered 24 x 7. It is covered during normal business hours, including weekends, ending at 6:00pm. You can also put a written complaint or request to the attention of the Board of Directors, Rondout Harbor Homeowners Association, Inc., 87 Rondout Harbor, Port Ewen NY 12466, or place it in the mailbox by the entry to the pool house. Additional information, including all forms are located on the Association website [www.rondoutharbor.com](http://www.rondoutharbor.com).

The main form of Communication for RHHA, Inc. to its Membership and residents is our web site, [www.rondoutharbor.com](http://www.rondoutharbor.com). The Board's direction is to eliminate the distribution of documents by hand to the Community. Please, include monitoring our RHHA, Inc. web site in your regular routine.

**RHHA Directory**

In accordance with our Covenants and By-Laws the Board of Directors will use their best efforts to maintain a complete Membership List of the Association, together with their last known post office address. The list is to be kept current. The Membership List will be used for the Board's administrative membership purposes only. It shall not be publicly distributed, posted or sold. It is important that the Board has contact information, as well as, residence information. At times there are issues when an owner is not resident, and the Board needs to be able to contact them.

1. All Owners of the Living Unit are responsible to update the board with contact information. The "Board of Directors Directory Update" form is available on [www.rondoutharbor.com](http://www.rondoutharbor.com), under forms.
2. If an Owner is or chooses to rent their unit, they need to complete the "RHHA Renting Notification to the Board of Directors" form, also available on [www.rondoutharbor.com](http://www.rondoutharbor.com), under forms. This will provide the board with contact information for the residents living in the unit.

## **I. THE TOWNHOUSES (Living Unit)**

The Owner is responsible for the maintenance of the following:

1. Windows and screens
2. Skylights
3. Exterior doors (including sliding doors)
4. Exterior electric outlets (including meter pans)
5. Exterior Plumbing (i.e. hose outlets, vents, piping)
6. Fireplace flu extensions
7. Foundations, inclusive of exterior patios
8. And/or additions or attachments approved by the Association. For additions where applicable the depth of the exterior shall include the siding, sheathing, roof shingles and all necessary attachments (unless an agreement has been made with the BOD). The need, nature and extent of any addition shall be determined by the Board of Directors of the association.
9. Decks that have been designated as "Owner Maintained" are the responsibility of the owner. These are limited to individual units where the patios have been enclosed, or decks were an exception upon the original building of the unit, and the owner wanted to keep them. All decks are to be stained with the BOD approved colors/stains, and no additional expansion or changes can be made without prior Board approval.

**Note: The Board is no longer approving enclosing back patios due to disputes with ownership and maintenance.**

The Association, therefore the Board, is responsible for all other exterior elements of the units/buildings. The Board and its committees have established standard implementations and policies for the exterior elements of the townhouse not under maintenance by the Association, as listed above, and referenced in the Declaration of Covenants and By-Laws. The Architecture (unit/building exterior) Request form, and

the Alterations Guide are available on [www.rondoutharbor.com](http://www.rondoutharbor.com) or by contacting the Harbor Line.

1. Townhouses are to be used only as a single family residence, and not to be subdivided.
2. Commercial business may not be conducted, except with prior approval of the board, with the exception of home-based businesses as defined herein, or those individuals who have work-at-home assignments as agreed with their employer.
3. No changes to the exterior of a Unit can be made without prior approval in writing from the Board. Examples include, but are not limited to: storm door, gas fireplace installation, windows, doors including sliding doors and front door, air conditioners, and satellite dishes. Any changes made without written approval can be removed or restored by the Association with the costs borne by the unit owner.
4. No air conditioners or fans are allowed in the windows. If you want to install an air conditioner (individual or central air) you need to put a request in writing to the Board. The Board will then give you all the requirements, such as trim, paint colors, etc. Free standing AC with a narrow window vent have been installed in units without central air. These are for the season and **are not to be permanent installations**.
5. No SIGNS (i.e. For Sale, For Rent, Contractor, etc.) are to be posted outside the unit on common grounds or displayed in the window(s) or exterior of the Unit. The "Temporary" use of a sign for "Open House" is allowed during the showing. It has to be removed after the showing. The only exception is the Association owned pool house where signs are posted as required by the Board for the Association.
6. No garage sales, or flea markets are permitted.
7. Exterior clothes lines or outdoor drying of anything including clothes, towels, sheets, etc. is not allowed. Especially no hanging from the rails of the decks.
8. Firewood is to be stored neatly on the back patio at the rear of the townhouse, and must be away from the siding, and cannot extend onto the common grounds.
9. Fire pits and Tiki torches are not allowed.
10. Bird Feeders are limited to 1 per unit. It is recommended that bird feeders only be filled in the winter months.
11. Handicap access may be required by any homeowner. Before installation the homeowner needs to contact the Board for approved methods of installation, and written approval for the work.
12. Security Systems - Units with private security systems, should be sure that cameras do not impact the privacy of other units.
13. In winter residents/owners are responsible to put ice melting solutions on the walkways and entrances to their units. The Association will supply the ice melting solution.
14. When shoveling walkways, residents/owners are expected to put the snow onto the lawns and not back into the parking lots.

15. Residents/owners are expected to shovel snow off of the decks. Heavy snow and ice can damage the decks.

Outside appearance of the Townhomes: One of the benefits of a community association such as RHHA is the expectation that the people living next to you will maintain the exterior and take pride in their unit. Since it is difficult to manage the different tastes of individuals, the Board has enacted the following rules and guidelines:

16. Satellite Dishes - require prior approval from the Board, and are to be installed in accordance with the Architecture Guidelines provided on the RHHA web site.
17. The front of the Units are allowed 1 (*reasonably sized*) flag, 2 hanging plants, one decorative item (i.e. wreath, plaque) mounted on the front of the units (where window is located).
18. In the alcove (38" x 90" area) by the front door we ask that the décor be limited to a few items. Please ensure that the house numbers are not obstructed, it is important they are clear from the road.
19. Those residents/owners with front entry decor are reminded to keep them minimal, and that units entrances should not be cluttered. (Exception: Holiday decorating, and even that needs to abide by the rules listed in Section XI of this document.)
20. Nothing is to be attached to the front permanently and nothing should be leaning against the front of the units behind the plantings for decorative purposes.
21. Potted plants in the front should be limited to 2 pots in the alcove by the front door. This seems to be a common practice among residents/owners. Potted plants should not be on the front lawn, walkway, and sidewalk before the parking area. Potted plants with vegetables should not be in the front of units, they are allowed on the back patio, and on the decks.
22. On the sidewalks, entrances, and parking lot in front of the units we ask that children not be allowed to draw with chalk and especially crayons, etc. Not all homeowners will appreciate the artwork of your children, grandchildren or guests.

## **II. HOME-BASED BUSINESS Regulations and Guidelines:**

**Definition:** A home-based business is any enterprise for which the principal administrative and managerial activities take place within an individual's personal residence. Whatever the reason, home-based businesses have become a significant trend in recent years, and run the gamut from consulting, artists, to photography studios and free-lance writing services.

A commercial business is an entity created and sustained to provide goods or services for a fee. A commercial business is also known as a commercial enterprise. A home based business is also a commercial business.

The RHHA Board is aware of the growth in home-based businesses because of the increasing capability and availability of computers and communications technology. In order to maintain the residential nature of RHHA, and ensure that home-based businesses do not negatively impact their neighbors, the Board is instituting regulations and guidelines.

These regulations and guidelines also apply to those individuals employed outside their residence, but have a home office in residence.

1. The business and all related activity or storage must be conducted completely within the residence.
2. The outside display of goods and the outside storage of equipment, materials, or motor vehicles utilized exclusively in the home-based business is prohibited.
3. The business must not generate noise, vibration, glare, fumes, odors, noxious matter, electrical interference, or any nuisance beyond that which normally occurs in the residential neighborhood.
4. No Commercial Day-care in residence.
5. Liquor licenses - the sale or distribution of alcoholic beverages is prohibited for home-based businesses.
6. The business must not generate more traffic than an average residence in the area; this prohibition includes the dispatching of employees from the premises, and utilizing more than the designated parking space(s).
7. The owner/operator of the business must reside on the premises.
8. Employees are limited to persons in residence on the premises.
9. No signs, display, or activity will be allowed that will indicate from the exterior that the home is being used for any purpose other than that of a residence.
10. The sale of goods and services that require receipt or delivery of merchandise, goods or equipment by other than a passenger motor vehicle, parcel or letter carrier mail service is prohibited.

### **III. STORAGE OUTSIDE TOWNHOUSES:**

The storage or collection of rubbish of any character whatsoever, and any material that emits foul odor or obnoxious substances, is not allowed to be stored anywhere outside the units.

1. Bicycles, toys, sporting equipment, etc. are to be stored indoors or neatly on the back patio/deck. Also, all bicycles, toys, sporting equipment, etc. are not to be on the lawns in the front or the back of the units. Temporary use, while children play is not an issue, as long as they are removed when the landscapers are working and put away inside when not in use.
2. In the winter, shovels are allowed neatly in the front of the units. Winter sports equipment, sleds, skis, etc. are to be stored inside or on the back patio.
3. Garden furniture, outside furniture, potted plants, etc. is not allowed on the lawns, except for temporary use. When not in use, all of the above are to be stored neatly on back patios/decks or inside the unit.

4. Storage of any property of a resident/owner is to be neatly done on the back patio/deck. Storage of items is not allowed on the side of end units, or against the boundary fences

#### **IV. TEMPORARY STRUCTURES:**

1. No structure of a temporary character, shed, trailer, tent, shack, garage, barn or other outbuilding can be erected or used on any lot at any time as a residence either temporary or permanent.
2. A shed (temporary, and removable) for storage may be installed with written approval from the Board. Each storage unit will require written approval from the Board.
3. Tents for special functions may be erected with prior written approval from the Board.

#### **V. OWNERS WHO RENT OR LEASE THEIR UNITS:**

**Definition(s):** **Rent** = Rent, lease including life-lease, or sublet;

**Tenant** = Individual responsible for the lease if renting or leasing the unit.

When someone buys a townhouse, their property is subject to recorded Covenants, Conditions and Restrictions (CC&Rs) and By-Laws of the homeowner association. An essential element of the RHHA lifestyle is that it caters to the best interest of the community majority.

Many HOA's have sought to amend their governing documents to restrict renting/leasing. Needless to say this is a difficult subject and RHHA wants to continue the practice, but there are several things to consider.

- a. Most Owners prefer other owners as neighbors because renters don't have the same stake in preserving the community. There is no denying that leasing reduces on-site owner volunteers for the HOA Board of Directors and other Association tasks.
- b. High renting/leasing ratios can cause a drop in buyer demand, which in turn lowers market prices.
- c. There can be an impact on mortgage approval. Mortgage agencies reject mortgages where the HOA Owner to Lease ratio is too low. (Ratio in new complexes is 30%, for older complexes the ration can be as high as 50 %.)
- d. There can be an impact on the RHHA Insurance, effecting their Master Insurance Policy. High leasing levels will cause the insurance companies to classify the entire development as an investment property. Such a disclaimer significantly increases the cost of the HOA's Master Insurance Policy, which in turn raises HOA Assessments.

To protect RHHA Owners property values and assessments the Board of Directors is enacting the following **policies**:

1. Enforce the rules for renting/leasing.
2. Cap the Owner to Rental/Leased ration to 34 Units (approximately 40%)

There have been situations where the Board was required to pay for additional sanitation pick-up, common ground repairs, and structural issues due to the actions of tenants, where the Owner has not accepted the responsibility. As a landlord the owner is responsible and not the Association.

To protect the Association from these unplanned expenses a security deposit is required. The amount of the deposit is available on the "RHHA Renting Notification to the Board of Directors" form available on [www.rondoutharbor.com /forms](http://www.rondoutharbor.com/forms).

Therefore, in accordance the By-Laws if an owner chooses to rent, lease or sublet their unit the Owner must abide by the following Rules and Regulations:

1. All Owners renting/leasing are required to pay a Security Deposit. The amount of the deposit is determined by the BOD and is posted with the renting application "RHHA Renting Notification to the Board of Directors", located on [www.rondoutharbor.com](http://www.rondoutharbor.com).
  - a. The Security Deposit is \$1000.00 per rented unit.
2. Submit the "RHHA Renting Notification to the Board of Directors", mailing address, RHHA, INC., 87 Rondout Harbor, Port Ewen NY 12466 Attn: Board of Directors with a copy of the lease.
3. When renting, remember the Units are Single-family Residential and are to be rented/leased as such. Lease agreements should be at least for one (1) year.
4. Vacation Rentals (e.g. AIRBNB, VRBO, etc.) are NOT permitted as this is a residential community.
5. Owner(s) must include the following clause in the rental agreement or lease: "Lease is responsible to follow the RHHA Inc., Declaration of Covenants, By-Laws and Rules and Regulations, or risk fines for violation(s) and/or eviction".
6. Monthly maintenance fees and or assessments are the responsibility of the owner, with the exception of those individuals who have a life estate or living trust.
7. When the tenant changes, it is the responsibility of the Owner to update the Board by resubmitting and updated "RHHA Renting Notification to the BOD" form. If the Owner decides to no longer rent, the same form can be used to update the Board and for reimbursement of the security deposit.
8. RHHA Board Directory needs to be current with the Tenant's information. If not they could lose pool privileges since they are not listed as a resident/tenant by the owner.
9. The Owner is responsible for informing the tenant of the RHHA policies and procedures. This includes information about the governing documents the Declaration of Covenants, By-Laws, Rules and Regulations. The Harbor Line (845)3391704, and [www.rondoutharbor.com](http://www.rondoutharbor.com) website.
10. All renters are responsible, just as homeowners, to abide by the Declaration of Covenants, By-laws and Rules & Regulations of the Association.
11. If the Owner chooses a tenant that consistently breaks RHHA rules or causes property damage it is ultimately the responsibility of the Owner to be sure the issues are addressed at their expense. The initial concern will be brought directly to the attention of the tenant.

12. If the violation continues, both the tenant and Owner will be notified in writing.
13. If a tenant is consistently in violation, the Owner can be fined or required to take further action (eviction for cause) against the tenant, and/or both.
14. If the Owner has approved plantings on the common grounds they are ultimately responsible for the maintenance and appearance of the plantings.
15. If the Owner fails to take action in accordance with the Declaration of Covenants, By-Laws, and Rules & Regulations the Board will enact fines and/or penalties.

## **VII. VEHICLES AND PARKING**

The Association, therefore the Board is responsible for all parking areas, and access roads.

The Board, as well as the community, is aware of the limited parking available in all three sections of RHHA. To that end it is important that residents/owners and guests abide by the parking rules. In addition, the Board requests that no cars/vehicles be parked on the sidewalks. The weight of the vehicles can cause damage to the sidewalks. The only exception to parking on the sidewalks is when the winter snow conditions require pulling further up to the units.

1. Two parking spaces are provided for each townhouse/unit. Typically marked with the unit numbers. Spaces with the "V" or "Visitor" are designated for visitor parking. Reminder: Owners are allowed 2 spaces, visitor parking is not to be permanently used for an owner's vehicle. Those Owners with more than 2 cars, will need to move into available open spaces and not take possession of one particular visitor parking space.
2. All vehicles should have current license plates, no storing or parking of vehicles without plates or valid plates is allowed (unless approved by the Board).
3. No major car repairs or maintenance such as changing the oil is permitted on premises.
4. All cars are required to fit into the normal car sized parking spaces as indicated.
5. Oversized vehicles such as boats, trailers, RV's, etc. are not allowed. At times the Board has approved smaller RV's and trailers for temporary stays, this is not always approved. If you have a need contact the Harbor Line.
6. Trucks for commercial purposes should not remain overnight or for a period of time unless approval has been given by the Board.
7. All guests are to park in the visitor and overflow areas, to not inconvenience your neighbors. No vehicles should be parked along the banks that can impact the ability to back out of a defined parking space. If you are planning on several guests, therefore cars, please contact the Harbor Line, and the Board will make recommendations for overflow parking.
8. The speed limit for Rondout Harbor properties is 15mph. This includes all roadways and parking lots. Be especially cautious where "Children are playing" signs are posted.
9. If the vehicle in violation constitutes an immediate threat to the safety of individuals or the community, or if it impacts any required contractor work (i.e.

paving, plowing) after reasonable notice RHHA reserves the right to tow at the resident/owner's expense.

10. The RHHA reserves the right to tow away at the resident/owner's expense any vehicle consistently in violation after reasonable notice.

11. Long term/overnight parking. Due to the shortage of parking spaces for residents going on vacation or away for the winter, the Board has instituted the following policy.

- a. Long-term parking at the pool house is no longer allowed from October 1<sup>st</sup> through April 20<sup>th</sup> without prior approval of the Board. Parking will be granted for a maximum of three (3) weeks. Vehicles will be towed at owner's expense if left without approval or for more than three (3) weeks. If extenuating circumstances arise, the Board will take them into consideration, if notified before any action is taken.
- b. Prior to leaving your car at the pool house you must call the Harbor Line for permission, providing departure and returning information, as well as a telephone contact number where you can be reached while away.
- c. Please allow sufficient time to make alternate parking arrangements for your vehicle in the event of insufficient space and therefore no permission from the board. Permission will be granted on a first-come request basis.
- d. When you return, if your vehicle is piled with snow, please shovel the snow onto the grass and not onto the pavement. Also, ensure that you have not blocked any other spot with snow.

12. Winter - clearing snow from vehicles in the parking lot. Residents are asked to not throw the snow onto areas of the parking lot that have already been plowed. Also, do not block in any other vehicles with your snow removal.

## **VII. THE COMMON GROUNDS, including Policies and Guidelines:**

One of the perks of owning in a community such as RHHA is the right to use the common elements, the ability to walk around the grounds to enjoy the views and vistas of all the seasons, and in the summer enjoy a refreshing swim in the pool. The best part is that someone else (the Association) maintains these amenities.

All properties owned by the Association and under the management of the Board of Directors are known as the Common Grounds. This includes (and may not be limited to):

- The shrubs in front of the townhouses. With the exception of homeowners with board approval to replace the shrubs and plantings in the front. With the approval they accepted responsibility for all maintenance of the shrubs and plantings, not planted by the Board.
- All Lawns, front, back, sides and general areas past the patio to the boundary fences
- The full length of the exterior side of end-units
- Embankments outside of the boundary fences (Due to budget constraints, the maintenance beyond the boundary fences, down the banks, and along the water is limited to spraying and mowing/clearing a few feet past the fence.) All

owners who plant beyond the boundary fences need Board approval, as with all planting on the Common Grounds. All resident plantings by the boundary fences should not impact the harbor views for other residents. It is recommended plants not be more than 2 feet above the fence

- Embankments between the different sections (Sections I, II-A, II-B and III)
- Trees and shrubs planted by the Association
- Fences and hedges put up by the Association
- The pathway between Sections I and II-B
- Walkways and sidewalks
- Stoop/alcove at the entrance of the units
- Entrance signs and planters at the entrance to Section I, and Sections II & III

The Association (BOD) is responsible for maintenance of all the above referenced common areas. Because of maintenance, the Board is required to ensure access of large vehicles onto the common grounds to paint, repair, etc., the exterior of all units. Residents/owners who have plantings that impact access of vehicles will have to remove them upon notice from the Board.

At times, Owners have requested permission to have the trees/shrubs on the banks beyond the boundary fences trimmed back. **This requires Board approval, and an approved contractor will need to be used to do the work.** All fees/charges for the work is the responsibility of the Owner or Owners participating.

Unit residents/owners can plant in the following areas without Board approval:

- Flowers in the front, among the shrubs
- The 5ft. x 10ft. areas on the sides of patios (and decks for Section I) inside the party (privacy) fences.
- One foot past the patio (within reason)
- Putting mulch in the front by shrubs to maintain weeds.

The resident/owner is responsible for the maintenance of all the above areas. Including the weeding and clearing of plantings in the front of the townhouse. Residents/owners are expected to prevent encroachment onto neighbors or the common grounds, and to keep all plantings maintained (weeded, trimmed, etc.). Some residents/owners lay down mulch in the front of the units to maintain the weeds.

Common Grounds Encroachment: Any resident/owner planting or extending patio's or decks past the defined boundaries of their unit are encroaching on the Common Grounds. Residents/owners need to abide by the unit boundaries, and the rules and regulations regarding architectural modifications.

For all Common Areas RHHA is responsible to ensure residents/owners and guests a reasonable duty of care to keep areas safe. If the Board doesn't keep areas safe, the safety of community members and their guests is put at risk. For this reason, and to

control encroachment the Board requires all residents and owners to abide by the Rules and Regulations for Common Grounds. Violation of said rules could result in fines, and/or the removal of all plantings at the resident/owner's expense.

### Rules and Regulations for Common Grounds:

1. Written Board approval is required prior to any planting or changes to the common grounds. The Common Grounds Request Form is available on [www.rondoutharbor.com](http://www.rondoutharbor.com) or by contacting the Harbor Line. If approved, it is for use and not ownership, it still is the property of the association, and therefore cannot be considered permanent.
2. No changes can be made such as digging, earth removal, planting, etc. without prior written approval from the BOD. This includes the cutting or trimming of shrubs or trees, adding new landscaping, or erecting any type of structures in back or on the sides of end units. Any deviation from this rule can result in the owner being assessed for the damage and for the cost of restoration.
3. Approved gardens and planting on the common grounds:
  - a. All gardens are to be maintained (weeded, trimmed and dead plants removed).
  - b. Vines and climbing plants are not to grow against buildings, and should be put on trellises. Trellises cannot be attached to the buildings.
  - c. No resident/owner plantings, including shrubs or trees are to impact the access of other residents/owners to the common grounds or to the views from the banks along the Rondout.
  - d. Gardens are not to impair, or block the contracted landscapers from doing work on the common grounds. Owners are to understand, that at times landscapers will need to walk over, or conduct activities in and around extended gardens.
  - e. Absolutely NO fences should be installed around gardens.
  - f. Sculptures, lawn furniture, novelties, are not to be placed in gardens on the common grounds where they can become a hazard and therefore a risk to residents.
  - g. Homeowners are not to suggest other residents/owners not walk by, or walk pets on the common grounds near their gardens.
  - h. Residents/owners are not to direct the landscapers in what they can do outside their units. If there are specific concerns notify the Board.
  - i. Residents/owners are to bring their concerns/issues with or about contractors to the Board, and are not to chastise, yell or in any way threaten the contractors. Mistakes happen, and this is a large complex with a great deal of gardens on the common grounds, which can be difficult for the contractors.
4. Absolutely no littering on the common grounds.
5. Absolutely no alcohol can be served on the common grounds.
6. **Owners planning a private party with several guests on the common grounds should notify the Board by contacting the Harbor Line.** Occasionally a gathering at someone's home can spill over into the common areas. It is important that such

events do not extend to the exclusive use of common property for private affairs by individuals. It is not to interrupt access of other members to the common areas or pose a disturbance, noise or annoyance of any kind. RHHA By-Laws "There shall be no obstruction or interference whatever with the rights and privileges of other owners in the common area".

7. Parking - All parties or events of an individual unit also imposes on the already limited parking areas we have for guests. There is to be no parking on common grounds (lawns), or along the banks where it limits the ability for parked cars to back out. Please refer to the rules for Vehicles and Parking.

### **VIII. THE SWIMMING POOL**

The RHHA Pool is a Common Area, available for the use of all Residents/Owners and guests. The pool is an amenity that can bring the residents of the community together, a gathering place where people can meet, relax and socialize. The Pool house is used for Board of Director meetings, and board committee meetings, and also provides amenities for the residents using the pool.

1. The pool rules are set by the Pool Operations Committee and distributed annually. Setting a comprehensive set of rules for the use of the pool ensures the safety of residents, and is important for the Associations liabilities.
2. The rules are posted at the pool and on the web site [www.rondoutharbor.com](http://www.rondoutharbor.com).
3. Pool passes are made available for all units prior to the pool opening. The completed passes are maintained by the lifeguards.
4. Residents of any unit in default of RHHA maintenance fees or in violation of any of the Rules and Regulations may lose pool privileges.

### **IX. PETS AND LIVESTOCK**

In general the Board suggests all pets be neutered or spayed, and that all pets wear a collar with identification, including name and address (unit#). No livestock (chickens, pigs, etc.) are allowed. Animals may not be kept for commercial purposes.

1. Each unit may have not more than two (2) outdoor pets. Common household pets may be kept provided they are not kept, bred, or maintained for any commercial purpose.
2. Unit owners are responsible for any damage caused by their pets to neighbors or the common grounds.
3. DOG AND CAT OWNERS:
  - a. Immediately pick up your dog's droppings after it occurs, put it in a plastic bag and dispose of it. Please do not fling it into the brush or over the edge of the property (over boundary fences). Accumulation of dog feces smells, and are unsightly. The grounds people cannot mow the lawns with feces there.
  - b. Pet feces is also not allowed to accumulate on decks or patios and needs to be removed immediately as stated in the previous rule.

- c. Pets are not to urinate on shrubs or flowers. Dog owners should guide their dogs to urinate on the edge of the property and not on trees, shrubs, flowers or lawns. We encourage dog owners to keep their dogs away from the front of the townhouses and unit gardens.
- d. No pet leads (dog or cat runs) are allowed.
- e. Leash laws apply. Pets such as dogs, cats, or rabbits should always be on a leash, controlled by the owner, when outside a unit. No pets are to run free.
- f. Small temporary fences to contain pets are allowed on patios, not on the common grounds. Pets are not to be left outside unattended.
- g. Pet Noises, such as the constant annoying barking, howling, whining and or other disturbances are a violation of the Town, City and County Noise ordinances. Therefore a violation for RHHA.
- h. For residents/owners whose pet(s) (including cats, dogs, etc.) are in consistent violation of the aforementioned rules the board will Fine the owner after a verbal warning.

**X. GARBAGE, TRASH AND RECYCLING**

The Board is aware that outsiders have used our dumpsters and even have rummaged through our recycling bins for bottles or cans. Unfortunately there is nothing permanent we can do about this situation. When it is noticed, and there is something identifiable about the vehicle or individuals the police have and should be notified. That is the best we can do. Additionally, residents/owners are to dispose of residential trash, and not bring trash from other locations to the RHHA dumpsters.

The storage or collection of rubbish or any material that emits foul and/or obnoxious odors, or hazard substances shall NOT be kept on any lot or living unit. No lot or exterior living unit shall be used or maintained as a dumping ground for rubbish, trash, garbage or waste. If there is a temporary requirement because of construction, the owner requires prior written approval from the Board.

1. Owners must be aware of and obey the recycling rules for the town of Esopus. Recycling containers are available in the dumpster areas. Do not place garbage in the recycling bins. Recyclables as defined by our contractor are to be placed in the bins. Owners are responsible to inform renters or leases of the recycling requirements.
2. Garbage should be placed in closed plastic bags before placement in the dumpster. All boxes are to be flattened if placed in the dumpster or recycling.
3. Individual unit garbage or recycling containers must not be kept outside your townhouse.
4. Large oversized items such as mattresses, old furniture, exercise equipment, and waste from interior construction/contractors must not be placed in the

dumpsters or left in the dumpster area. The homeowner, renter or lease should make arrangement for pickup of such items at their expense.

5. Private Contractors working on Units are not to use the dumpsters. Carting of materials should be included in their contracted services.
6. Holiday trees are not to be thrown over the embankments or left outside of the dumpster. They are to be placed in the dumpster. If special pickup is schedule for Christmas trees, a notice will be posted for pickup.

## XI. OTHER

1. No activity may be conducted in your unit or in the common area that poses a hazard or infringes upon the rights of our residents, or is in violation of local laws *or ordinances*, and the Declaration of Covenants, Conditions and restrictions and By-Laws of Rondout Harbor Homeowners Association.
2. Noise and Nuisance: Loud noises (i.e. stereo blasting, dog barking, a car revving motor) and foul odors emanating from a units interior or exterior that cause a nuisance and disturb others are not allowed, and is also a town ordinance, under Nuisance. The Board suggests noises be contained between the hours of **9:00PM to 09:00AM**.
3. Holiday Decorations - Many residents/owners decorate for several holidays, the biggest being Halloween and Christmas. Nothing should be on common grounds that impairs or infringes upon another homeowners access.
  - a. Halloween - Nothing should be displayed before October 1<sup>st</sup>, and should be removed shortly after October 31<sup>st</sup>.
  - b. Christmas - Holiday decorations should not be placed out before late November. Holiday lights cannot be lit until after Thanksgiving. All décor should be removed shortly after January 15<sup>th</sup>. Holiday lights should be turned off at that time. All holiday lights need to be removed as soon as weather permits. No holiday lights should remain visible outside the units in the front or back after February, weather permitting.
  - c. Any other holiday, outside décor should be put up shortly before the holiday, and removed shortly after the holiday.

## XII. SPRING RULES:

Typically in the spring (April) a reminder of the Rules & Regulations relating to the following goes out to the residents/owners:

1. Spring Planting, and Common Grounds
2. Requirements for the front of the townhouses
3. Air conditioners
4. Signs
5. Pets, bird feeders
6. Outdoor drying and outdoor storage, including Bicycles, toys and exercise equipment
7. Outside Furniture
8. Garbage and recycling

9. Use of common grounds for parties
10. Disturbances such as noise and odors
11. Parking
12. Any anything else the board deems necessary as a reminder to residents/owners.

### XIII. WINTER RULES (not including snow removal)

Typically in mid-fall (October) a reminder of the Rules and Regulations relating to the following goes out to the resident/owners:

1. General Snow Plowing Rules are maintained by the Grounds Committee, and typically go out around the same time as the winter rules.
2. Storage of Wood
3. Toys, Sleds, boot, skis, etc. to be stored inside or on back patio.
4. Snow Shovels, and Ice melting supplies can be kept on the alcove or on the side of the front door
5. Chimneys and fire pits
6. Holiday décor
7. Shoveling and putting out ice melting solutions on entrances
8. Shoveling and clearing patios and decks
9. And anything else the board deems necessary as a reminder to the residents/owners.

### XIV. General Community Reminders

If the Board begins to notice several slips in the rules, or begins to receive a lot of common complaints, it will draft a general reminder of those rules and send it out to the community. Any recommendations should be addressed by the residents/owners.

As an elected agent of the Association, the Board of Directors has the obligation to enforce the Declaration of Covenants, By-Laws and the Rules & Regulations of RHHA to the best of their ability. If in that process the Board requires the use of the Association Attorney, all fees are the responsibility of the resident/owner in violation.

When you buy into a community association, right or wrong, you must understand that you have opted for community living. Decisions cannot be unilaterally made, nor can the rules and regulations of the association be unilaterally ignored.

To encourage and maintain a community that thrives, and is beneficial to all, the Board of Directors has updated the By-Laws and is implementing the RHHA, Inc. Architecture Decisions, Violations and Fines, Arbitration, and Appeals processes. These processes

are part of a separate document, available on RHHA web site  
[www.rondoutharbor.com](http://www.rondoutharbor.com), or by contacting the Harbor Line.

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