SUNSPRAY CONDOMIUM ASSOCIATION
Rules and Regulations (Revised September 28, 2013)

Organization of Association

The Sunspray Association is governed by a Board of Directors, consisting of seven members. Provisions for Rules and Regulations and authority for the enforcement by the Board of Directors are contained in the Declaration of Condominium and By-Laws for the Sunspray Condominium Association, which is a statement of limitations, restrictions, conditions, and covenants applicable to ownership and use of individual units, as well as the common areas of Sunspray.

Rules are established to insure respect for Sunspray property, consideration for others, and safety and security of Sunspray owners. All residents and guests must abide by the rules. Enforcing these rules and regulations is the responsibility of the Building Manager, the Board of Directors and owners. Observing and adhering to these rules and regulations is responsibility of all owners, tenants, and guests. Violators will be admonished and reprimanded by the Board of Directors, and fines may also be determined and levied by the Board.

A. General Rules
    1. Owners/spouses holding recorded title to units are automatically members of the Sunspray Condominium Association. Children and/or relatives of title-holders are not construed as members.
    2. Guests are defined as authorized visitors of the host residents.
    3. NOISE. Please be considerate of your neighbors. No unit owner or lessee shall make or permit loud or disturbing noises of any kind in any part of the building or common areas which infringe upon the rights of others to enjoy the peaceful occupancy of their respective units. This restriction specifically applies to excessively loud playing of stereos, radios and TVs, as well as playing or practicing of vocal or instrumental music.
    4. Boisterous, noisy, rough or dangerous activities or behavior, which unreasonably interferes with the permitted use of facilities by others, is strictly prohibited.
    5. Decorative plants and flowers are permitted on the balcony and may be hung in the windows. Hanging of towels, swim suits, signs/banners, and other items on the balcony is prohibited.
    6. Changes to the exterior of your unit (painting, screening, enclosing the balcony) may be done with prior approval of the Board of Directors. Written requests, including specification and other details must be submitted to the Board of Directors.
    7. Association fees are due and payable the first of each month. Payments not received by the 15th of the month will result in a fine of $25 for the first month in arrears. If the account is still in arrears by the 15th of the next month, than a $50 fine will be assessed for each and every additional

month for which the account stays in arrears. Once the entire unpaid balance including assessed fines is paid, then the fine structure resets. Legal action may be taken against owners who are excessively late with association fees or who are several payments in arrears.

B. Vehicles and Parking

1. Parking spaces are for licensed and fully operable vehicles. Two parking spaces have been allocated for each building unit. Under no circumstances should a vehicle be parked in a landscaped area, in a no parking area, or in such a way to impede normal access to enter and exit from the parking lot.
2. Under no circumstances should anyone but the titled owners, lessees, or guests park in assigned spaces in the garage. During the summer season, owners of garage spaces should utilize their space in order to provide more outdoor parking.
3. Parking spaces at Sunspray are not designed to accommodate motor homes, trailers, snowmobiles, boats, commercial trucks and buses; therefore, parking of these vehicles is prohibited. Cars, pickup trucks, minivans, and sports utility vehicles are allowed.
4. All vehicles parked in violation of these rules are subject to tow-away at the owners' expense. The parking lot will be monitored by the Building Manager and the Board of Directors.
5. In order to maintain a good appearance in the parking areas, repairs to vehicles, other than for emergency care is prohibited in the parking lot. The washing of cars by utilizing a hose hookup to the Condominium is not allowed.
6. Please do not use the two spaces in the southeast corner of the parking lot. These spaces are to be lined off. In the event of a fire, trucks need this space to turn into the parking lot.
7. If you are expecting a large number of guests, please contact the Building Manager to arrange for auxiliary parking.

C. Pets

No pets except for the following medical necessity as reviewed and approved by the Board.

1. The request for a pet must be made pursuant to an urgent medical need, prescribed by licensed medical doctors and for which there is no other reasonable alternative. Prescription for such a need is to be determined and presented in writing to the Sunspray Condominium Board of Directors.
2. The animal must be specifically trained by an appropriate training facility, to perform the specific medical purpose. Such training must be documented and presented in writing to the Sunspray Condominium Board of Directors.
3. When the medical condition for which the animal has been procured has been alleviated, the animal may remain on the premises in the household of the owner who procured the animal.

4. While in the common areas, the animal must be under the immediate control of the owner or a member of the owners' house-hold.
5. The animal must not constitute a nuisance to other owners.
6. An animal that has been approved under this rule may not be replaced by a pet of any kind unless the replacement pet has been separately prescribed and approved pursuant to this rule.

D. Swimming Pool and Patio

1. The pool and patio are primarily for the use of residents.
2. No lifeguard will be provided at any time. For safety reasons, children under the age of 14 years old are not allowed to use the pool unless under the constant supervision of a parent or other legally responsible adult.
3. Pool hours are 8 a.m. to 10 p.m. daily.
4. State law requires a cleansing shower before entering the pool. Suntan lotion and sand should be thoroughly washed off. Rinsing shower is located at the entrance to the patio area beyond the gate to the beach.
5. No breakable bottles or glassware are permitted in the pool or patio area adjacent to the pool.
6. Under no circumstances are pets allowed in the pool or patio area, the exception being the ones authorized for medical reasons such as a seeing-eye dog which can have access to the pool area.
7. No running or horseplay shall be permitted in or around the pool.
8. Floats, swim fins, surf boards etc. are allowed in the pool.
9. Because of health reasons and consideration of others, children not toilet trained are not permitted in the pool.
10. Patio lounges and chairs are available on a "first come" basis. Reserving of lounges and chairs is not permitted. Under NO circumstances is any patio furniture to be removed and taken to the beach.
11. A safety railing has been installed to prevent accidents. No one is to play near and around the steps, and courteous behavior should be extended entering and exiting the pool.

E. Leasing

1. Sunspray Condominium was designed to be a residential living center. It is not intended to provide accommodations for or cater to transient guests. The Declaration of Condominium for the Association stipulates that no unit shall be leased for less than a 30-day period.
2. Subleasing is strictly prohibited.
3. If you are an absentee owner, it is your responsibility to inform your tenant of the Condominium Documents, By-Laws, and Rules and Regulations. The owner must enforce the regulations and the owner is held responsible for the actions of the tenant.
4. No one bedroom condominium shall be leased for occupancy by more than four people, one of whom shall be 21 years of age or older. No two bedroom

condominium shall be leased for occupancy by more than six people, one of whom shall be 21 years or older.

5. All lessees are obligated to pay $250 security deposit directly to the Association as a protection against damage to the common areas that may be his or her responsibility.
6. All owners are required to complete a Rental Declaration form with the Building Manager.
7. A copy of the lease agreement should be given to the Building Manager.
8. All owner lease agreements must include a provision stating that renters and their guests are not allowed to smoke in the rental unit, common and limited common areas. This includes Oceanside and Street-side balconies.

F. Security, Safety and Sanitation

1. All access doors to common areas of the building, other than for the outside door to the lobby, shall remain securely locked at all times.
2. When exiting any secured common area, do not allow strangers to enter. Insist they use their key. If it is a resident unknown to you, have them gain access via the intercom system if they are visiting another resident.
3. No articles of personal property shall be stored in the hallways, garage, or outside the building. The town FIRE CODE prohibits the storage of any materials in the garage, except in your assigned storage area.
4. Cooking on balconies, the patio, or other common areas is strictly prohibited. The use of charcoal or bottle-gas grills on the balconies creates a potentially serious fire hazard, and the smoke and odors emanating from such grills are often offensive to other residents. The only exception to this rule is the owners' annual party, other parties authorized by the board to which the association members are invited to participate as a whole, and to owners of a jointly purchased grill which will be then used only on the north side of the parking lot.
5. Footwear is required at all times in the lobby area and elevators. Please dry off or towel down before returning for the pool or beach. Wet and slippery surfaces create a dangerous condition for all residents. Owners are requested to see that their children and guests comply with this rule.
6. The activities of children in the common areas shall be under the control of a responsible adult at all times. For their own safety, children are not allowed to play on landscaped areas, the parking lot, balconies, walkways, or the patio area. Reasonable play activities by children of residents or guests shall be on the beach areas and not in the parking lot.
7. Trash, garbage, and other waste should not be placed in any common area other than the trash chute, which should be used between 9 a.m. and 9 p.m. For sanitary reasons, please securely tie all trash in double plastic bags before placing them in the trash chute. During the summer, heat can cause unpleasant odors in the trash area. Therefore, owners should utilize disposals in unit sink areas. Boxes and large articles should be discarded in the trash container in the north garage.

8. Bathrooms in the common areas should be left clean and neat.
9. No littering in the patio area or parking lot.
10. Smoking is prohibited on the property, including within the common elements, limited common elements (e.g. balconies), and individual units with the exception of the designated smoking areas in the parking lot next to the cigarette urns.

G. Entry Into Units

The individual condominium units at Sunspray are the private property of the owners. The Sunspray Association, through its Board of Directors, respects the right of privacy. From time to time, conditions occur which dictate that the Building Manager or his designee, or Board Members, have the ability to gain entry to units. For example, if a water heater is ruptured, it could cause water damage to units below. Therefore, it is necessary that the Association, through its Building Manager, his/her designee and/ or Board Members have access to owners' units in order to respond to conditions, which require such entry for the benefit of the entire Association. In doing so, the following policy will be observed.

A master key to all units will be kept in a locked in a secure place in the business office. If any owners have locks installed, which cannot be opened by the master key, a duplicate key must be made available to the Building Manager.

Entry to owners' units will be made only when necessary to the proper management of the building. Whenever practical, owners will be notified in advance of such entry.

If any owners wish to allow more liberal access their units by the Building Manager, or his or her designee, and/or the Board of Directors, a written authorization must be given to the Building Manager to be kept on file.

Non-compliance with the policy may lead to liability for damage to common areas or to other owners' property caused by such non-compliance.