OAK GROVE CONDOMINIUM
RULES AND REGULATIONS
May, 2017

The Owners Association maintains complete discretion on the maintenance and use of common property. Owners, guests and renters are bound by the following Rules and Regulations, as amended, from time to time, by the Board of Directors:

1. Common Area laundry facilities may be used only between the hours of 8:00 AM and 8:00 PM.
2. Common grounds and property may be used only for purposes which result in no inconvenience, disturbance or risk to others, with the following specific restrictions:
    a. Paved areas are to be used only for foot traffic, parking and deliveries of passenger vehicles, and short term commercial vehicles if servicing a unit. Day parking of mobile homes, boat trailers, RV's, and camping vehicles shall be permitted in the field across the street only; no overnight parking of such vehicles is permitted. Paved driveways are to be used for access and limited, short term unloading. No construction equipment or debris is to be stored in the driveways in such a way as to block passage of motor vehicles or emergency vehicles, or on the lawn areas. No motor vehicles shall be parked on the lawn areas at any time. No repair or maintenance of any motor vehicle shall be permitted on the property.
    b. Each Unit shall be entitled to two (2) parking spaces. The four north end parking spaces shall be limited to one space each for the use by Units 9, 10, 11 and 12, only.
    c. During snow events, all automobiles shall be parked against the stone wall in the south end parking area, and will be moved, if necessary, to accommodate snow removal.
    d. No open fires or charcoal grills shall be permitted within twenty (20) feet of the building or decks. The Owners may use gas grills provided that reasonable care and caution is exercised and provided that they shall be located such that smoke/fumes do not enter any Unit.
    e. Only Owners shall be allowed to have pets, and renters, guests or visitors shall not. All pets must be leashed when on any common property, and all droppings must be immediately picked up and disposed of. Pets are not permitted on the waterside lawn except for the purpose of accessing a boat at the dock.
    f. The docks shall be used for the enjoyment of the Owners, renters and their guests, and for swimming, fishing and boating activities. Dinghies or dinghy type boats and non-motorized boats such as kayaks may be tied up to the docks in accordance with the Rules and Regulations and may not be tied up on the front face or in any manner that would prevent larger boats from landing and using the float. Dinghies shall not exceed 11'. Boats larger than dinghies or kayaks shall not be permitted to tie up to the float as an alternative to moorings; however, larger boats shall be permitted to tie up, weather permitting, for a reasonable time for loading, unloading, wash down and other similar activities; no overnight tie up of larger boats is permitted. No boats of any kind shall be stored on the docks. There are no "reserved dinghy spaces"
    g. The Board President, or his/her nominee may declare a "bow-in tie up only" restriction when he determines it necessary, at which time unit owners will be notified by signage on the dock or otherwise, and all dinghies shall be tied up bow-in until further notice; whenever a unit owner is away from Oak Grove for three (3) more consecutive days the unit owner shall tie his/her dinghy up bow-in regardless of a bow-in restriction.
    h. The Board reserves the right to tie up any dinghy bow-in if that dinghy is tied in violation of the dinghy tie-up rules

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j. Storage of flammable, hazardous, toxic or offensive materials is not permitted in or on the building. Outboard motor gasoline tanks containing gasoline shall be stored either in the owner's dinghy, in the condominium association dock box designated for such purpose or in a location designated by the Board of Directors. Gasoline tanks shall not be stored in, under or adjacent to the condominium building.

k. Personal property shall be stored in designated storage lockers, in crawl spaces or at such locations on the property that do not adversely impact the use and visual serenity of other owners, only, and not otherwise in the common area.

l. Owners shall be responsible for cleaning any associated entrance areas, as the Association does not provide janitorial services.

3. With the exception of interior painting, wall and flooring coverings, or the replacement/repair of existing conditions, no interior or exterior structural modifications, remodeling projects, demolition, rewiring, or plumbing changes shall be undertaken without prior written approval of the Board of Directors
4. No unreasonable or undue noise levels from radios, television, parties or any other causes shall occur, and any noise between the hours of 10:00 PM and 8:00 AM shall be contained with the Units. No loud music or loud TV programming is permitted. Owners, their guests and tenants shall take care not to disturb adjacent Owners, guests or tenants with loud or boisterous behavior, and shall recognize the right of all Owners to quiet enjoyment of their property. Cocktail parties and other evening social functions should be concluded by 10:00 P.M.
5. Landscaping may be done at the discretion of the Unit Owners and with the approval of the Board of Directors or the Landscape Committee.
6. Each Unit shall maintain a minimum temperature of fifty (50) degrees, throughout, at all times of the year.
7. When a Unit is vacant for more than thirty (30) days, and at all times when unoccupied during the winter months, the main shut off for the water lines to that Unit shall be turned off.
8. Owners shall be permitted to rent their Units for periods of not less than three (3) contiguous weeks or more.
9. Owners shall not initiate discretionary remodeling projects involving construction, demolition, rewiring, plumbing or replacement of hardwood, tile or masonry flooring or cabinetry during the period between Memorial Day and Columbus Day, or on weekends during the "shoulder seasons", in order not to inconvenience Owners of other units with noise, construction debris, and congestion caused by the traffic of tradesmen. This prohibition shall not apply to painting, or to repairs, which should not be deferred to the off-season. Shoulder seasons shall include the times between April 1st and Memorial Day, in the spring, and between Labor Day and October 30th.
10. The Directors of Oak Grove Condominium, Inc. may establish facility management and security procedures for the property to include having access to all locked exterior and storage room doors. Owners are required to provide keys to the Property Manager and to such tradesmen as the Property Manager shall grant access for the purpose of maintenance and repairs to the property or to individual units. The Property Manager may at any time remove and replace a door lock to which he has not been given access by the Owner; in each such instance, the Property Manager shall notify the Owner that he has done so, shall provide the Owner with a key to the replacement lock, shall notify the President of the Condominium Association of the action, and shall bill the Owner for the cost of locks, locksmiths and keys required to complete the task of obtaining access. Owners understand that a Knox Lock Box has been installed in the building for safety purposes and that keys to all areas and units will be stored there for use by emergency personnel.

11. No smoking is permitted on any deck or patio, or within 100' of the building.