

Fishermans Wharf at Babylon Owners' Corporation



HOUSE RULES & POOL RULES

Modified May 2020



House Rules

House rules for Fishermans Wharf at Babylon Owners' Corporation shall apply to all shareholders (lessees) of the corporation, their tenants, visitors, and contractors

1. Children under the age of 14 must be accompanied by an adult when using the clubhouse facilities, gym, pool and recreation courts
2. The use of bicycles, scooters, skateboards, roller skates, or rollerblades are prohibited on public lawns, courtyards, pool area, and tennis courts. The tennis courts are for residence and their guests only. The tennis courts are for tennis and basketball only. Sneakers must be worn when using the tennis courts. Dogs or other animals are strictly prohibited from entering the pool area and tennis courts.
3. Unlicensed motorized vehicles, of any kind are prohibited anywhere on The Fishermans Wharf property.
4. No mopeds, bicycles, scooters, skateboards, strollers, baby carriages or other wheeled items shall be left unattended in common areas, parking lots, laundry rooms or any public access area.
5. Littering is prohibited anywhere on The Fishermans Wharf property. Litter includes, but is not limited to cigarette butts/cigars.
6. In no event shall anyone enter the lake or pond. Swimming, fishing, ice skating or boating are strictly forbidden. Wildlife feeding is strictly prohibited.
7. No shareholder, tenant, or visitor shall make or permit any disturbing noises or odors on the premises or, in any way interfere with the rights, comfort or convenience of other residents. No shareholder, tenant, visitor, or contractor shall play upon or suffer to be played upon any musical instrument or permit to be operated a stereo, radio, television, or any electronic device between the hours of 11:00 p.m. and 8:00 a.m. in any way which may disturb or annoy other shareholder's or residents.
8. No construction or repair work or other installation shall be conducted on a Sunday. Construction is limited to Monday to Saturday between the hours of 8:00 a.m. and 6:00 p.m. **The Board or managing agent must be notified prior to the start of any construction or repair work.** Any and all electrical and plumbing repairs must be performed by a licensed and insured contractor. The Shareholder must ensure that their contractor shall clean and maintain all common areas each day after construction. **Violations of this House Rule will be assessed an immediate \$100.00 fine.**



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9. Messengers and trades people shall use such means of ingress and egress as shall be designated by the Board or Managing Agent.
10. Kitchen supplies, market goods, and packages of any kind are to be delivered directly to apartment units.
11. All units shall have unit numbers located on their front doors. In no event shall unit numbers be blocked or partially blocked by screen doors and/or decorations, unless a second number is visible on a screen door. Unit numbers located on screen doors are the responsibility of the individual shareholder. All unit numbers must be between 4" to 5" in height. Sticker style address number decals are prohibited.
12. Nothing shall be hung or shaken from the windows, or roofs or placed upon the windowsills, fences, or ledges of the buildings.
13. In no event shall screws, nails, or fasteners of any kind be used on buildings and balconies to secure items of any kind or for any other use. No items shall be hung from building gutters, soffits, and downspouts at any time. **Units that are not forward facing may request forward facing unit numbers which will be installed only by the Coop.**
14. No awnings, window air-conditioning units or ventilators shall be used anywhere on the property except as shall have been expressly approved by the Managing Agent, nor shall anything be projected out of any window without similar approval. Air Conditions are prohibited from dripping anywhere on the property.
15. In no event shall any items be placed upon balcony railings or air conditioning enclosures in such a manner that allows said items to fall, pose danger to others, or cause damage to public buildings and property. **Please note that rail planters are allowed between May 1st and October 30th. Rail planters are not to be fastened to the railing.**
16. No sign, notice, advertisement or illumination shall be inscribed or exposed through windows or any part of the building.
17. No radio or television aerial or satellite dish shall be attached to or hung from the exterior of any building.
18. Holiday decorations and lighting placed outdoors or in apartment windows shall only be permitted 30 days prior to and 30 days after each holiday.
19. In no event shall common electricity be used by shareholders, tenants, visitors, or contractors.



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20. In no event shall balconies be painted, stained, polyurethane, oiled, or finished with any material of any type by the shareholder, tenant, visitor or contractor not authorized by the Board or the Managing Agent.

21. Oversized bulk waste such as large boxes, bathroom vanities, tubs, toilets, kitchen and bathroom sinks, household appliances, furniture, electronics, carpet, doors or any other large household items shall not be placed in or around dumpster enclosures, or on public streets, sidewalks, parking lots, courtyards, lawns, or any other common area. Oversized bulk includes empty shipping cartons. The small dumpsters located around the property are to be used for household trash only. Oversized bulk waste or refuse must be disposed of in the bulk waste dumpster located in the northeast corner (adjacent to building 4) of the property. Mail box trash baskets are to be used for mail trash only. No household trash or dog excrement shall be placed in the mail box trash baskets

22. Boiler rooms shall not be used for any purposes other than those for which they were constructed, nor shall any sweepings, rubbish, rags, personal items, or any other article be thrown into boiler rooms. The cost of repairing any damage resulting from the misuse of any boiler room or other apparatus shall be paid for by the shareholder.

23. Shareholders, tenants, visitors, and contractors shall not be permitted to leave any personal belongings on lawns, walks, driveways, passages, boiler rooms, any common areas, block building entrances, or use the lawns, parking areas, or driveways for playing games of any kind.

24. Employees of the Corporation or managing agent shall not be sent off of the premises on any private business of a shareholder, tenant, visitor, or contractor. No shareholder, tenant, visitor, or contractor shall hire any employee of the Corporation or managing agent to perform work of any type during the employee's paid working hours.

25. No animal shall be kept or harbored in any building unless expressly permitted in writing by the Board or Managing Agent; such permission shall be revocable at any time. In no event shall dogs be permitted in any of the public portions of the property unless carried or on a leash. Dog walkers must clean up after their dog and dispose of droppings (excrement) in dumpsters only; failure to do so will result in the assessment of a \$50.00 fine for the first instance, doubling every time thereafter. Violations committed by any Lessee will result in fines assessed to their Lessor's (shareholder's) account. Shareholders or tenants who allow their dogs to relieve themselves on the balcony are subject to the aforementioned fines and will be assessed additional charges for any related damage. Dogs may not be left unattended on balconies for any extended period of time.



26. Shareholders, Residents and Visitors are forbidden from bringing onto the property, for any given period of time, dogs from the breeds list below, included with the listed breeds, contains elements of the listed breeds or a "Vicious Dog" as defined below.

- Akita Inu, Alangu Mastiff, Alano Español, American Pit Bull Terrier, American Staffordshire Terrier, Argentine Dogo, Bedlington Terrier, Bull and Terrier, Bull Terrier, Bully

Kutta, Cane Corso, Dogue de Bordeaux, Dogo Sardesco, English Mastiff, Fila Brasileiro, Gull Dong, Gull Terr, Irish Staffordshire Bull Terrier, Korean Jindo Dog, Lottatore Brindisino, Neapolitan Mastiff, Perro de Presa Canario, Perro de Presa Mallorquin, Rottweiler, Shar Pei, Staffordshire Bull Terrier, Tosa Inu

- "Vicious Dog." Any dog that meets any of the following requirements:
 - Has caused injury to any person;
 - Has caused injury to another dog, domestic animal or feline;
 - Belongs to one or more breeds stated above.
 - In the event of any question, The Board of Directors in good faith exercise of its business judgment will determine if any dog is a "Vicious Dog."
 - In such event, the shareholder/resident agrees to remove any dog determined to be "Vicious Dog" from the property.
- In the event a forbidden breed and/or "Vicious Dog" is determined to be on the property, the Shareholder will incur a fine starting at \$100 and double each month for failure to remove the dog.
- In the event Fishermans Wharf Cooperative incurs legal fees as a result of a violation of this house rule, the shareholder owning the unit will be responsible to reimburse the community for such fees.
- Shareholders/Residents keeping forbidden breeds (except "Vicious Dogs") starting prior to December 1st, 2011 will be allowed to continue to have the dog(s) on the property, unless it is determined to be a "Vicious Dog." However, the breed cannot be replaced with another listed forbidden breed when the current dog passes away.

27. No wildlife shall be fed from the balconies, windowsills, court spaces or other public portions of the building, or on the sidewalks or streets adjacent to the building. Wildlife includes, but is not limited to birds, ducks, geese, fish, cats, raccoons and opossums. No bird feeders shall be permitted anywhere on the property.

28. No vegetable/fruit gardens shall be planted anywhere on the property.



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29. No auction sale may be held in any apartment without the consent of the Board or its Managing Agent.

30. Waterbeds shall not be permitted to be stored or used in apartments.

31. No clothes washers or clothes dryers may be installed or operated within any of the units at any time.

32. Shareholders, tenants, visitors, or their contractors shall not be permitted to remove or replace any trees, shrubs, or flowers at any time unless approved in writing by the Board or Managing Agent.

33. Shareholders and their tenants shall keep the windows of the apartment clean and window treatments in good repair. Refusal to do so or neglect by the shareholder or their tenant 10 days after notice in writing from the Board or the Managing Agent to clean the windows, such cleaning may be done by the shareholder or their tenant, which shall have the rights, by its officers or authorized agents, to enter the apartment for the purpose and to charge the cost of such cleaning to the shareholder. Shareholder's who have installed screen doors must maintain them in a clean and good working order. Failure to maintain screen doors will result in fines and may be removed at the discretion of the Board or Managing Agent.

34. Any complaints regarding the service of the Cooperative shall be made to the Managing Agent.

35. The Managing Agent, and any contractor or workman, authorized by the Board of Directors, may enter any apartment at any reasonable hour of the day for the purpose of inspecting such apartment to ascertain whether measures are necessary or desirable to control or exterminate any vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects or other pest. If the Corporation takes measures to control or exterminate carpet beetles, the cost thereof shall be payable by the shareholder as additional rent.

36. No vehicle belonging to a shareholder or to a visitor, tenant, contractor, or employee of a shareholder shall be parked in such a manner as to impede or prevent ready access to any entrance of any building by another vehicle. In no event shall vehicles of any type be parked or driven on public sidewalks, courtyards, or lawns. This includes the wide sidewalk on the North side of the lake.

37. Shareholders, visitors, and tenants shall not be permitted to park any commercial box truck or trailer of any kind anywhere on the premises except during authorized repair hours.



38. Any shareholder, visitor, tenant, or contractor who owns and/or operates a vehicle on the property shall:

- Operate it in a safe and quiet manner;
- Park it only in designated parking areas and permission is hereby given to the Corporation or managing agent to remove and/or fine any unauthorized vehicle if it is parked anywhere on the property, other than parking spaces provided and the Corporation is held harmless from any damages that may be caused to a shareholder's vehicle or any vehicle belonging to a visitor, tenant or contractor. Any removal expenses will be paid by the owner of the vehicle;
- Move it upon the Corporation's or managing agent's request.

39. Any shareholder, tenant, visitor, or contractor who owns and/or operates a vehicle on the property shall not:

- exceed the speed limit of 10 mph (miles per hour);
- "run" the motor unnecessarily;
- make auto repairs, adjustments within the property areas;
- park more than two vehicles per unit on the premises (i.e., if a shareholder owns two vehicles, and the shareholder has a long term guest – friend, child, sibling, parent, etc. – with their own vehicle, that third vehicle exceeds the allowable number of vehicles and special arrangements must be made with the Managing Agent regarding parking);
- park any unregistered, un-inspected, expired registration, or inoperable vehicle on the property. Permission is hereby given to the Corporation or managing agent to remove and/or fine any unauthorized vehicle if it is parked anywhere on the property and the Corporation is held harmless from any damages that may be caused to a shareholder's vehicle or any vehicle belonging to a visitor, tenant or contractor. Any removal expenses will be paid by the owner of the vehicle.

40. Entrance Gates

- Shareholders are responsible for all Remote Controls and/or Visitor Access Cards they provide to other individuals and to ensure proper use of the provided Remote Controls and/or Visitor Access Cards.
- Only 1 vehicle is permitted to enter per lift of the gate.
- All Financial Costs related to damage caused to the Entrance Gates by an Individual Shareholder/Resident will be the full responsibility of the Individual Shareholder/Resident that caused the damage. Individual Shareholders/Residents are fully responsible for any damage caused by their visitors, which includes, but is not limited to Guests, Tenants, Contractors, etc.



41. Open flame grills are not permitted. Open flame grills include, but are not limited to gas grills and charcoal grills. Only grills that don't use open flames, such as electric grills are permitted. (NYS Fire Code)
42. Liquefied petroleum gas tanks are not permitted to be stored on property. This includes, but is not limited to propane gas tanks, natural gas tanks and butane gas tanks. (NYS Fire Code).
43. Any open flame product, which includes, but is not limited to tiki torches and citronella candles are prohibited on balconies, porches and/or within any building. (NYS Fire Code)
44. Shareholder's are prohibited from subletting their unit until the first anniversary of their purchase.
45. The cooperative limits sublets to a maximum of ten (10) sublets. Additional sublet requests will be subject to a waiting list maintained by the property manager.
46. The cooperative limits subletting to maximum of three (3) years in any five (5) year period.
47. Sublets are subject to the following surcharge:
Year 1 – 20% of the current maintenance
Year 2 – 25% of the current maintenance
Year 3 – 30% of the current maintenance
48. Any after-hours service requests to the emergency phone number which are deemed to be a non-emergency will be subject to \$90.00 fee assessed to the shareholder.
49. Any consent or approval given under these House Rules by the Corporation shall be revocable at any time.
50. These house rules may be added to, amended or repealed at any time by resolution of the Corporation's Board of Directors.
51. Any exceptions to the above rules must be authorized by the Board of Directors or the Managing Agent in writing.

Failure to adhere to the House and or Pool Rules will result in:

- First Offense:** Warning Letter
- Second Offense:** \$50 fine
- Third Offense:** \$100 fine
- Any Additional Offense:** \$100 fine



Pool Rules

A. General

The swimming pool shall operate as a designated common facility for the enjoyment of the shareholders, renters, and their guests.

All persons using the pool are under the direction and supervision of the certified lifeguard on duty. The lifeguard on duty is in charge to see that all the rules and regulations with regard to the operation and maintenance of the pool are carried out. His or her word is final in the pool area, and any complaints concerning the operation of the pool must be directed to the Board of Directors in care of Accredited Property Management.

B. Admittance

1. Only shareholders, shareholder's dependents, renters and guests will be admitted.
2. Guests must be accompanied by the shareholder or tenant during the entire length of their stay at the pool.
 - Limited to four (4) guests per unit on Weekends and Holidays
 - Limited to six (6) guests per unit on Weekdays (Non-Holidays)
3. Guests may not enter the pool area alone.

C. Dependent Children, Including Guests

1. Under no circumstances will a child under the age of 14 be admitted to the pool area without a responsible adult. In no case shall the lifeguard substitute for a parent for any length of time. If the parent leaves, so must the child.
2. The adult accompanying the child must supervise the child at all times. This cannot be delegated to the lifeguard.
3. Children not toilet trained may use the pool provided they are wearing Little Swimmers or pool diapers.



D. Provision of the New York State Sanitary Code

1. Pollution of the pool is prohibited. Urinating, expectorating and nose blowing in the pool is prohibited.
2. Communicable disease – common sense dictates that no person having skin lesions, sores, inflamed eyes, mouth or ears (e.g. discharges, pink eye, etc) or who is known to be a carrier of micro-organisms of any communicable disease should endanger the health and safety of others by using the pool.

E. Specific Rules and Regulations

These regulations have been established to ensure the safety and enjoyment of the pool by all residents and guests. Please follow them so that we may all have an enjoyable pool season:

1. Guests must be accompanied the shareholder or the shareholder's tenant.
2. Appropriate and proper attire must be worn in the pool area. Proper bathing attire must be worn by all bathers, and shoes and proper clothing must be worn when entering the Clubhouse.
3. Lounges, chairs, and/or tables are for the use and enjoyment of all and cannot be reserved unless the occupants are in the pool area at the time.
4. Baby carriages must have a locking device for the wheels. Playpens of any type are prohibited.
5. Beach apparel, clothing, papers, books, etc., should be placed neatly on the bather's chair, and removed from the area when you leave. Nothing is to be left scattered around the pool area while the pool is in use, or left after the pool closes.
6. No shareholder items may be stored in the pool area.
7. In the event of lightning and/or thunder, the pool and pool area are to be cleared of all individuals immediately.
8. Any individual may be restricted to the shallow end of the pool at the discretion of the lifeguard.



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9. Lifeguards may request individuals to leave the pool area for rule violations.
10. Glass containers are strictly prohibited in the pool area.
11. Alcohol is strictly prohibited in the pool area.
12. No smoking or electronic cigarettes are permitted in the pool area and clubhouse.
13. No pets or other animals are permitted in the pool area.
14. Towels shall not be hung for drying. No wet towels are to be left anywhere in the clubhouse.
15. No running or pushing will be permitted.
16. No diving, flipping or dangerous activity in or into the pool is permitted.
17. No littering is permitted within the pool complex or anywhere on Fishermans Wharf property.
18. After swimming, if you use the Clubhouse facilities, please follow the Clubhouse rules and regulations and close/turn off all lights, windows and air conditioners when leaving the building.
19. Fisherman's Wharf at Babylon Owners' Corp. is not responsible for any stolen, damaged or lost property while using the facilities.

Failure to adhere to the House and or Pool Rules will result in:

First Offense: Warning Letter
Second Offense: \$50 fine
Third Offense: \$100 fine
Any Additional Offense: \$100 fine