

# Old Farm Lake Community Association, Inc.

## Condominium Rules and Regulations

1. Units shall be used for residences only.
2. Except to the extent permitted or other wise expressly authorized in the By-Laws, no industry, business, trade, occupation or profession of any kind, commercial, religious, educational or otherwise, designed for profit, altruism, or otherwise, shall be conducted, maintained, or permitted on any part of the Development, nor shall any “For Sale”, “For Rent” or “For Lease” signs or other window displays or advertising be maintained or permitted on any part of the property, nor shall any Unit be used or rented for transient, hotel or motel purposes.
3. Nothing shall be done or kept in any Unit, or in the Common Elements or Limited Common Elements, which will increase the rate of insurance of any of the buildings, or contents thereof, without the prior written consent of the Board of Directors. No unit owner shall permit anything to be done or kept in his Unit or in any of the aforementioned areas which will result in the cancellation of insurance on any of the buildings, or contents thereof, or which would be in violation of any law. No Unit Owner or occupant or any of his agents, servants, or employees, licensees, or visitors shall at any time bring in to or keep in the Unit, or in any limited common element, any flammable, combustible, or explosive fluid, material, chemical or substance. No waste shall be committed to the Common Elements or Limited Common Elements.
4. All radio, television or other electrical equipment of any kind or nature installed or used in each Unit shall fully comply with all rules, regulations, requirements or recommendations of the New York Board of Fire Underwriters and the public authorities having jurisdiction, and the Unit Owner alone shall be liable for damage or injury caused by any radio, television or other electrical equipment in such Unit.  
  
No radio, television aerial, satellite dish or other similar device shall be erected on the roof or exterior walls of any building or common elements without obtaining in each instance the written consent of the Board of Directors. Any aerial so installed without such required consent shall be subject to removal without notice at any time.
5. Nothing shall be done in any Unit or in, on or to the Common Elements or Limited Common Elements, which will impair the structural integrity of any building or which, would structurally change any such building.
6. Nothing shall be altered or constructed in or removed from the Common Elements except upon written consent of the Board of Directors.
7. No animals or reptiles of any kind shall be raised, bred or kept in any Unit or in the Common Elements or Limited Common Elements except that dogs, cats or other common household pets, not to exceed two per Unit, may be kept in Units subject to the rules and regulations adopted by the Board of Directors, provided that they are not kept, bred or maintained for any commercial purposes; and provided further that any such pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the condominium in which the Owner resides upon three (3) days written notice from the Board of Directors.

**In no event shall any pet be permitted in any portion of the Common Elements or Limited Common Elements unless carried, or on a leash and attended by its Owner, and none shall be permitted in any grass or landscaped area under any circumstances. Pets are not to be left outside or unattended, on a leash or not, at any time for any reason.**

Unit owners not cleaning up after their pets are subject to a \$25. Fine for each infraction.

8. No noxious or offensive activity shall be carried on in any unit or in the Common elements or Limited Common elements nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants.
9. There shall be no obstruction of the Common Elements, nor shall anything be stored in such areas without the prior consent of the Board of Directors, except as hereinafter expressly provided.
10. Except in recreational areas, there shall be no playing, lounging, or parking of baby carriages or playpens, bicycles, wagons, toys, vehicles, benches or chairs on any part of the Common Elements, except that Limited Common Elements may be used for their intended purposes. There shall be no parking of baby carriages, bicycles or other vehicles on terraces or decks. Bicycles, toys, lawn furniture and other items are to be stored in the garage, or under decks in the back of the Unit, when not in use. The front, rear and side yards of the Unit should be kept clear. Further no items are to be stored on the front stoop of a unit.
11. No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out of a Unit or exposed on any part of the Common Elements. Such areas shall be kept free and clear of rubbish, debris and other unsightly materials. Nor shall any rugs or mops be shaken or hung from or on any of the windows, doors, decks or terraces. Nor shall a unit owner or occupant sweep or throw or permit to be swept or thrown therefrom any dirt or other substance.
12. Each Unit Owner shall keep the Unit in a good state of preservation and cleanliness and each Unit Owner shall be obligated to maintain, and keep in good order and repair his own Unit in accordance with the provisions of the By-Laws.
13. No patio or deck shall be decorated, closed or covered by any awning, or otherwise altered without the consent in writing of the Board of Directors.
14. Parking is only permitted in designated parking areas. Parking areas shall not be used for any purpose other than to park vehicles, excluding specifically, trucks, commercial vehicles or trailers or boats unless express permission is obtained from the Board of Directors. Further, no Unit Owner or Resident may park more than two vehicles on the common area without express written permission from the Board of Directors.

Unit Owners and Residents in violation of parking regulations are subject to a \$50.00 fine for each infraction.