

**RULES AND REGULATIONS FOR
BAYBERRY LANDING CONDOMINIUM ASSOCIATION**

Updated 5/25/2025

These rules and regulations are intended to maintain the high standards of the Bayberry community and to ensure that all residents and guests enjoy the use of the property. Owners are responsible for informing their guests about the rules and regulations and for their adherence to them. In the event that an owner is unsure whether any item or activity would violate these rules and regulations it is the responsibility of the owner to consult with the Board of Managers or the Managing Agent prior to taking any action.

GENERAL ADMINISTRATION

1. No part of the property shall be used for other than housing and the common recreational purpose for which the property was designed.
2. 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 property.
3. No "For Sale," "For Rent," "For Lease," or "vendor/contractor" signs or other window displays, or advertising shall be maintained or permitted on any part of the property or in any condominium unit therein nor shall any condominium unit be used or rented for transient, hotel or motel purposes.
4. Nothing shall be done or kept in any condominium unit or in the common areas which will increase the rate of insurance of any of the buildings, or contents thereof, without the prior written consent of the Board of Managers. No condominium unit owner shall permit anything to be done or kept in their condominium unit or in the common 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.
5. No condominium unit owner or occupant or any of their agents, servants, employees, licensees, or visitors shall at any time bring into or keep in their condominium unit or the common areas any flammable, combustible, or explosive fluid material, chemical or substance. No waste or garbage shall be placed in the common areas.
6. All radio, television, internet or other electrical equipment of any kind or nature installed or used in each condominium 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 condominium unit owner alone shall be liable for any damage or injury caused by any radio, television, internet, or other electrical equipment in such unit. No individual antennas or outside satellite dishes shall be used; all condominium units will be serviced by a commercial cable company.
7. All window coverings must be white or off-white on the outside.

8. Nothing shall be done in any condominium unit, or in, on or to the common areas which will impair the structural integrity of any building, or which would structurally change any of the buildings.

9. Nothing shall be altered or constructed in or removed from the common areas, except upon the written consent of the Board of Managers.

10. No animals or reptiles of any kind shall be raised, bred, or kept in any condominium unit or in the common areas, except that dogs, cats or other household pets, not to exceed two per condominium unit, may be kept in condominium units, subject to the rules and regulations adopted by the Board of Managers, provided that they are not kept, bred or maintained for any commercial purposes.

11. Owners must ensure that their pets do not cause a disturbance or noise that persistently and unreasonably interferes with the enjoyment of the other owners. The pet owner will be notified in writing if a complaint is received about their pet. The notification will not identify the person making the complaint, but it will provide sufficient detail for the pet owner to take action to prevent further incidents. If a second complaint is received, the pet owner will be asked to meet with the Board of Managers to discuss the problem, the pet owner's reaction to the complaint, and the pet owner's plan to address the problem. If no further objectionable conduct by the pet occurs for six month the matter will be deemed to have been resolved. If the objectionable behavior reoccurs within six months of the meeting with the Board of Managers, the Board will issue a written notice to the pet owner that the named pet will be permanently barred from the property.

12. Pets may run under owner supervision between the hours of 7-9 am and 8-9 pm, otherwise they must be on a leash.

13. Dog walk areas for pets to relieve themselves are behind the 21-28 building (by the maintenance sheds) and around the sewer treatment building, not the common area between the condominium buildings and the lake. Each owner is responsible for cleaning up after their pet. A fine of \$50 per incident will be levied against those who do not follow the "clean-up" rule.

14. No noxious or offensive activity shall be carried on in any condominium unit, or in the common areas, 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.

15. Fireworks, with the exception of the Fourth of July flares, are banned from the property.

16. Except in recreational or storage areas designated as such by the Board of Managers, there shall be no playing, lounging, or parking of baby carriages or playpens, bicycles, wagons, toys, vehicles, sports equipment, benches, or chairs, on any part of the common areas except that decks may be used for their intended purposes. Storage by owners in areas designated by the Board of Managers shall be at their own risk.

17. No clothes, sheets, towels, blankets, laundry, or any kind of other articles shall be hung out of any condominium unit or on any deck railing. Drying racks may be used for such purposes, but they may not be placed in any common areas. Nor shall any rugs or mops be shaken or hung from or on any of the windows, doors, or decks. Nor shall any condominium unit owner sweep or throw or permit to be swept or thrown there from any dirt or other substance.

18. The common areas shall be kept free and clear of rubbish, debris, and other unsightly materials. There shall be no obstruction of the common areas, nor shall anything be stored in the common areas without the prior consent of the Board of Managers except as hereinafter expressly provided.

19. All hallway doors leading to the parking areas, or the lakefront should be closed after use and left locked after Labor Day and before Memorial Day.

20. The areas surrounding ground level decks, under staircases, etc. should be kept free and clear of miscellaneous items and kept neat in appearance. These are not areas to store things.

21. Each unit owner shall be obligated to maintain and keep in good order and repair their condominium unit in accordance with the provisions of the by-laws.

22. All new installations of air conditioning or modifications of existing installations must be approved by the Board of Managers.

23. No deck shall be decorated, enclosed, or covered by any awning or otherwise altered without the consent in writing of the Board of Managers.

24. All floors shall always be covered with carpet and padding (except baths and kitchen) to reduce transmission of impact sound. Because of their location on the ground floor with units above them units 1,3,4,5,7,10,13,15,18,21,23,26,29,31, and 33 are exempt from this rule.

25. Owners may have plants on their decks with saucers underneath them and those on upper-level decks must ensure that water does not leak to the decks below them.

26. Owners may not place any planters or plants in the common areas without the permission of the Board of Managers.

27. Barbecuing is prohibited in common areas, except in areas specifically designated for barbecuing by the Board of Managers. Unit owners may barbecue on their respective decks using propane grills. Fire pits with open flames (such as Solo stoves) using propane or wood are not permitted. Smokers and charcoal grills are not permitted unless they are located on the ground, away from decks and buildings.

28. The parking area shall not be used for any purpose other than to park automobiles, trailers or non-commercial trucks excluding specifically trucks, commercial vehicles, or trailers there temporarily for the purpose of making deliveries or repairs.

29. Guest parking is limited to three vehicles per unit. Parking for a larger group requires approval from the Board of Managers.

30. The Board of Managers, or its designated agent, shall retain a pass key to the premises. No unit owner shall alter any lock or install a new lock on any door of the premises without the written consent of the Board of Managers, or its agent. If a lock is changed three additional keys must be supplied to the Property Manager pursuant to the right of access to the demised premises.

31. Exceptions to these rules and regulations granted by the Board of Managers may be added to, amended, or repealed at any time by resolution of the Board of Managers.

32. No individual antennas or satellite dishes shall be used; all units will be serviced by a commercial cable company.

33. No feminine hygiene products, diapers, personal wipes, etc., shall be flushed into the sewer system at any time.

34. No outdoor camping, in any manner, is permitted at any time.

35. When permission is granted by the Board of Managers, golf carts, snowmobiles, and other off-road motorized vehicles, not subject to automobile registration, may be allowed on the condominium property, but must park only in areas designated for vehicle parking. During the off-season the vehicle must be removed from the property. Owners must maintain required insurance on these items.

36. Quiet time for all common areas begins at 10:00 pm and ends the following morning at 8:00 am.

37. Dumpsters – All items must fit completely within the dumpsters, and nothing is to be left on the ground outside the dumpsters. Boxes must be collapsed to conserve space. During the major summer holidays when many people are in residence only garbage may be placed in the dumpsters to prevent over-flows. Contractors doing work for owners cannot use the dumpsters, they must haul all trash away.

38. Bayberry landing units are intended for the personal use of the owners and may not be rented.

39. Security cameras may not be installed in common areas or outside a unit, they must be placed within the unit, and they cannot be pointed into another unit's window or deck. Owners of units that do not open to a common hallway may request permission from the Board of Managers to install a doorbell camera.

WATERFRONT/DOCK

40. The waterfront area is for the use of the Bayberry Landing residents and their invited guests.

41. Children under the age of 12 must be accompanied by an adult at all times.

42. Residents are responsible for the conduct of their guests at all times.

43. No boisterous or rough play is permitted in the beach area, on the dock or on the Maui Mat.

44. Rock throwing is prohibited.

45. The use of glassware or glass bottles, etc., in the waterfront area is prohibited.

46. Pets are allowed on the dock only to be moved to and from an owner's boat. Pets swimming in the lake must be under the control of the owner.

47. Any owner keeping a boat at the dock must have a boat lift. Except as approved by the Board of Managers only one boat per condominium unit may be kept at the dock.

48. Guests arriving by boat for a short visit should be directed to tie up at the southern end of the dock. Overnight tie ups are not permitted. Guest buoys are available to rent overnight.

PROPERTY MANAGEMENT

49. All requests and inquiries must be directed to the property management office using their main telephone number (716) 753-7575 or by email (lynn@greenbriarpropmgmt.com). In the case of emergencies such as after-hours lock outs, fire or water damage call the main telephone number. If no one answers your phone call leave a message and your call will be returned shortly.

50. When calling the office please give your association, your name, your unit number, and the reason you are calling. The person answering the phone may be able to assist you with your questions or concerns.

51. During the winter give 24 hours' notice (preferably by email lynn@greenbriarpropmgmt.com) for snow shoveling so your unit can be put on the shovel list.

52. If you see any inappropriate behavior by employees of the property manager report it to the property management office immediately.

53. Employees of the property manager are not messengers and cannot be relied upon to convey any messages. If you would like an employee to do anything you must contact the property manager for approval first.

54. Notify the property manager in advance (in writing or by email) of any work you are having done by an outside contractor. For security reasons the property manager cannot give anyone access to your unit without your written permission.

55. The Property Manager's business hours are Memorial Day to Labor Day - Monday – Friday 8:00 am to 5:00 pm and Saturday 9:00 am to 3:00 pm; after Labor Day and before Memorial Day – Monday – Friday 8:00 am to 4:00 pm. Office is closed on all major holidays.

56. Lockout fees are \$50 during business hours and \$75 after hours, weekends and major holidays.