

GULLWAY VILLAS RULES AND REGULATIONS

ALL CONCERNS REGARDING ANY VIOLATION OF THESE RULES ARE TO BE REPORTED TO THE MANAGER OR HER/HIS DESIGNEE IMMEDIATELY FOR RESOLUTION AS APPLICABLE.

1. OWNERS AND THEIR RENTERS ARE RESPONSIBLE FOR THE CLEANLINESS OF THE CONDO AND COMMON AREAS ADJACENT TO THE UNIT, HALLWAY, ETC.
2. AVOID PLACING BEACH CHAIRS, UMBRELLAS, TRASH BAGS OR BICYCLES IN HALLWAYS, ON LANDINGS OR OTHER PUBLIC PLACES.
3. ALL EFFORTS MUST BE MADE TO KEEP BIKES ON THE BIKE RACKS. SHOULD THEY BE FULL, BIKES WILL BE PERMITTED BY OWNERS AND LONG-TERM RENTERS TO BE TEMPORARILY PLACED ON PATIOS AND DECKS. BIKES MAY NOT BE LOCKED OR SECURED TO DECK SUPPORT COLUMNS.
4. LAUNDRY OR TOWELS MUST NOT BE HUNG OVER 2ND STORY RAILINGS. THEY MAY BE PLACED ON DRYING RACK OR PATIO CHAIRS.
5. OWNERS AND RENTERS SHALL NOT USE HALLWAYS, DECKS OR PATIOS FOR TOWEL SHAKING, DRAINING COOLERS OR ANY OTHER ACTION THAT COULD ANNOY OR ENDANGER NEIGHBORS
6. IN ACCORDANCE WITH THE OCEAN CITY FIRE DEPARTMENT, NO GRILLS ARE PERMITTED ON PATIOS OR DECKS. PROPANE GAS GRILLS, A MINIMUM OF 2-1/2 FEET TALL, USING 1 POUND GAS CYLINDERS ARE THE ONLY GRILLS ALLOWED. ONLY OWNERS AND LONG-TERM LEASE-HOLDERS MAY GRILL. ALL GRILLING MUST BE DONE ON THE GREENS AND GRILLS MUST BE 20 FEET FROM ANY BUILDING. A COMPETENT ADULT MUST REMAIN WITH THE GRILL AT ALL TIMES WHILE IT IS HOT.
7. ASSURE THAT YOU HAVE BOARD APPROVAL PRIOR TO AFFIXING ANY ATTACHMENTS TO EXTERIOR OF BUILDINGS
8. PETS ARE ALLOWED BY OWNERS AND LONG-TERM RENTERS ONLY. LONG TERM REFERS TO LEASE-HOLDERS FOR 1 YEAR OR MORE. IN ADDITION, RENTERS WITH PETS MUST HAVE PET LIABILITY INSURANCE. PETS MUST REMAIN ON LEASH AT ALL TIMES AND THEY MAY NOT BE LEFT TIED OUTSIDE ON PROPERTY UNATTENDED. PET OWNERS ARE RESPONSIBLE FOR CLEANING UP AFTER PETS.
9. OWNERS AND THEIR GUESTS MUST ABIDE BY THE NOISE ORDINANCE OF THE TOWN OF OCEAN CITY. NO DISRUPTIVE NOISE BETWEEN MIDNIGHT AND 7 AM
10. GULLWAY CURRENT PARKING PASS MUST BE DISPLAYED ON VEHICLE OR DASHBOARD. ONLY ONE VEHICLE PER UNIT IS PERMITTED ON THE PARKING LOT DURING HOLIDAYS.
11. BOATS, CAMPERS OR TRAILERS MUST NOT BE PARKED ON CONDO PARKING LOTS
12. ONLY OWNERS' MOTORCYCLES ARE PERMITTED ON THE PARKING LOTS—RENTERS ALLOWED ONLY DURING A TOWN OF OCEAN CITY-SANCTIONED BIKE WEEK. ALL MOTORCYCLES ARE REQUIRED TO HAVE KICKSTAND PLATES.
13. PLEASE—NO OVERNIGHT SLEEPING ON DECKS OR PATIOS
14. VAPING AND SMOKING OF ANYTHING IS NOT ALLOWED AT THE POOL, IN BUILDING HALLWAYS OR LANDINGS. SMOKING OR VAPING CANNABIS IN PUBLIC IS ILLEGAL IN THE STATE OF MARYLAND.
15. ALL POOL RULES, POSTED AT THE POOL, MUST BE FOLLOWED
16. MANAGEMENT MUST HAVE A KEY OR A DOOR CODE TO AN OWNER'S UNIT AT ALL TIMES. IF YOU REPLACE A LOCK, YOU MUST PROVIDE THE RESIDENT MANAGER WITH A COPY.
17. REASONABLE NOTICE TO ENTER A UNIT WILL BE GIVEN TO OWNERS BY AGENTS OF THE BOARD OF DIRECTORS, MANAGER AND CONTRACTORS FOR THE PURPOSE OF REPAIR AND/OR INSPECTION. NOTICE IS NOT REQUIRED IN CASES INVOLVING DANGER TO PUBLIC SAFETY OR PROPERTY.
18. NO SKATEBOARDING, BICYCLING OR SCOOTER RIDING IS PERMITTED ON SIDEWALKS OR PARKING LOTS AT GULL WAY
19. NO BALL OR FRISBEE PLAYING ON GULLWAY PROPERTY. RULES POSTED ON BUILDINGS AND AT THE POOL MUST BE OBSERVED BY ALL.
20. CORNHOLE IS ALLOWED BY OWNERS AND LONG-TERM LEASE HOLDERS ON THE GREENS (ONLY) FROM 10AM UNTIL DUSK. EQUIPMENT MUST BE REMOVED WHEN FINISHED. IT MAY NOT REMAIN ON THE GREEN.
21. ALL FURNITURE MUST BE REMOVED FROM DECKS AND PATIOS WHEN THE OWNERS ARE NOT IN RESIDENCE.
22. FOR ALL CONDOS: WATER SHALL BE TURNED OFF WHEN AN OWNER LEAVES FOR MORE THAN 24 HOURS. HEAT MUST STAY AT 55 DEGREES DURING THE WINTER WHEN THE UNIT IS NOT OCCUPIED.
23. FEE SCHEDULE: REPLACEMENT VISITOR PARKING PASS (\$10) LOCKOUT (\$25) AFTER 11 PM (\$50)