

Bahamas Beach Cottages
Rules for Owners, Renters and Guests
(Revised 2021)

Introduction: Bahamas Beach Cottages ("BBC") is a great place to live, visit or vacation. Our proximity to the beach and related outdoor activities offers a wonderful place to enjoy all year. Because BBC is a relatively small and compact group of residences, it is important to remember that certain conduct may, in addition to being inconsiderate, may have an adverse impact on safety, privacy, and the reasonable expectation of quiet use and enjoyment for both our common and limited common areas. Accordingly, the following revised rules are intended to alert everyone to what is expected of owners, renters and guests. Failure to comply may result in legal action and/or fines levied against recalcitrant owners because, as members of the Association, they are ultimately responsible for ensuring adherence to our governing documents and promulgated rules.

1. Posted Speed Limit: Everyone must follow the posted speed limit of 15 mph when driving within the community.

2. Streets Must Remain Clear: Streets are for normal vehicular traffic as well as pedestrians, bicyclists, dog walkers and emergency vehicles. Streets are a common area managed by Council in accordance with our bylaws. Accordingly, and after multiple requests to prohibit street basketball hoops on the grounds that such activity presents a nuisance to the reasonable use and enjoyment of owners as well as a community-wide safety issue, Council has concluded that such equipment shall NOT be allowed under any circumstances. Basketball hoops erected in compact residential neighborhoods like BBC create an unacceptable traffic and noise problem because they involve placing the equipment on or along our streets. In addition, players necessarily use the street for a court which creates an unacceptable level of noise and safety concern. Basketball courts are located around our area in parks created and designed specifically for that activity. Compact residential streets like ours are simply not appropriate for street basketball.

3. No Street Parking: Street parking is PROHIBITED except in very limited circumstances. Temporary parking on a street by delivery trucks, contractors employed to perform work, emergency vehicles, or where owners need to temporarily move vehicle(s) onto the street to allow for work on their unit are exceptions to the general rule as long as such vehicle parking has no other alternative and will be moved as soon as possible. Additional parking spaces may be available for overflow cars, large vehicles such as boats, trailers and campers etc., at the gravel parking area along the entrance road to our community, near our entrance sign. You may also park overflow vehicles in your neighbor's driveway, PROVIDED that you obtain permission from them to avoid any risk of being towed.

4. NOISE(A.M.): In general, hold off using mowers, leaf blowers and other power tools until after 9:00 a.m., unless you have a scheduled appointment with a contractor or are experiencing a problem that needs to be addressed immediately.

5. Noise (P.M.): Keep music and noise to a minimum, particularly after sunset. While we want everyone to enjoy the summer weather by spending more time outside, please keep in mind that noise within our community travels far, and excessive noise may result in a complaint being made. Generally speaking, 11:00 p.m., should be the time to move your gathering inside. For larger or noisier events, earlier may be necessary. Remember, owners are entitled to the use and enjoyment of their unit, so excessive noise is a legitimate concern. Having fun and being considerate of your neighbors are not mutually exclusive concepts.

6. Trash and Recycle: One trash and one recycle bin have been delivered and assigned to each unit under our current waste and recycle contract. The bins are for the use and convenience of each unit owner, and are the responsibility of each unit owner to properly store and maintain when not in use. They remain the property of the contractor. They are not common area or common property of the HOA. Accordingly, if an owner wishes to use a neighbor's bins for extra trash or recycle, they must obtain the permission of the unit owner whose bin(s) they wish to use. Trash is picked up every Monday. Recycle bins are picked up every other week, also on Monday. Place your bins at the end of your driveway, near the curb (with bin handle towards the unit). NOTE: Trash left outside of bins are subject to being fined by the office of Sussex County Constable (302) 855-7819. So if you plan to rent your unit to large groups, or otherwise expect to generate excess trash or recycle, it remains your responsibility to properly store and dispose of your trash and recycle stream.

7. Pets: Confine pets inside for their own protection against the elements, or when they are prone to bark at anyone or anything that happens by. From May through September (high occupancy season), pets must be kept on a leash when walking outside, and you must pick-up after your pet.

8. Ponds: You may fish in our ponds, but be sure and practice "catch and release." Boats, rafts, kayaks and other types of water craft are not allowed. Likewise, wading and swimming are prohibited. The fringe of uncut growth around the ponds is a sensitive area that should not be cut or trampled on. It offers a level of bank stabilization, provides a degree of natural filtration against surface runoff, and helps to discourage water fowl from fouling the area!

9. Clean Up After Yourself: When outside activities generate paper and other refuse, be sure and cleanup the area when you are done.

10. Renting and Potential Liability: Owners who rent their units are responsible for knowing and following existing provisions of our BBC Code. See Article V, Section 16, parts (a) thru (d) re: leasing and renting. For example, lease or rental agreements must be in writing, and shall not be for a term of less than seven (7) days. Remedies for violations relating to this and/or other sections of our governing documents may, in

addition to being exercised against the owner, may also be assessed against a tenant, including imposing fines.

* Council is authorized to make or amend rules in accordance with BBC code, Article III, Section 2 (f), and Article V, Section 11

** Council reserves the right to impose penalties for noncompliance of these Rules as provided for under BBC code Article XI, including Legal Proceedings, Suspension of Privileges and Monetary fines.