

VILLAGE VISTAS CONDOMINIUM RULES HOUSE RULES

Section 1

In addition to the other provisions of these By-Laws, the following house rules and regulations together with such additional rules and regulations as may hereafter be adopted by the Board of Managers shall govern the use of the Homes and the conduct of all residents thereof.

- a) Every Homeowner must perform promptly all interior maintenance and repair work to his own Unit. The Homeowner is expressly responsible for the damages and liabilities that his failure to do such work may engender if it would affect the Community in its entirety or in a part belonging to other Homeowners or the building of which his Unit forms a part.
- b) All repairs to interior installations of the Unit located in and servicing only that Unit, such as telephones and sanitary installations, shall be at the Homeowner's expense.
- c) No interior alterations to a Unit are permitted which would impair the structural soundness of any common walls thereby reducing the level of fire safety in a neighboring Unit.
- d) The common elements shall not be obstructed, littered, defaced or misused in any manner.
- e) No Homeowner shall paint or have painted the exterior surfaces of the windows, walls, doors, steps, decks or patios.
- f) Homeowners shall not seal any driveway.
- g) No grills, with the exception of electric grills only, are allowed on decks, and must be placed three feet from any combustible surface.

h) No signs, advertisements, posters, or notices may be displayed on the Common property, Unit exterior, or on inside or outside of windows.

i) Fireworks are not permitted at any time. No noxious, offensive, dangerous, or unsafe activity shall be carried out in any Unit or the Common areas.

j-1) No flowerpots can be placed in foundation beds at any time. Pots can only be stored in the Home's garage or on the rear deck / patio.

j-2) A total of three flower and/or decorative pots are allowed in the front of each Home. Pots are allowed to be placed only on front walkways. Total height of pot with plant must be no taller than four (4) feet. One additional pot may be placed in the driveway near the garage door.

j-3) A limit of three (3) potted plants may be placed on the retaining walls.

- The colors of pots are restricted to solid forest green, navy blue, or terra cotta.
- The pots may be no larger than 12 inches wide and 16 inches tall.
- The plants inside must be annuals, and must be maintained by the homeowner.
- They must be removed by November 30.

j-4) Pots must be removed from walkways and driveways by November 30 to allow for snow removal. They may be stored inside the garage, inside the condo, or on the back deck.

j-5) All plantings made by the Sponsor, and by individual homeowners with approval of the previous Boards, will be grandfathered and allowed to remain. However, the Board will also be responsible for maintaining all of these plantings in the future.

(Unanimously approved by the Board of Managers on
October 12, 2022.)

k) Inflatable decorations are not permitted at any time.

- l) Benches are not permitted on grass or walkways but may be placed on decks and patios only.
- m) Bicycles, carriages, toys, etc. should not be left out overnight. During the day, such items may not be left unattended for long periods of time.
- n) Garden equipment and supplies must be stored indoors.
- o) Patios, decks and adjoining areas are not to be used for storage. One covered storage box per Unit is permitted not to exceed 44" w x 25" h x 25" d, and must be white, light tan, grey, or brown.
- p) One article of statuary, not to exceed 24" h x 12" w, may be placed within the foundation garden bed only.
- q) Tree ornaments, fountains, bird feeders, birdbaths, shepherds' hooks, wind chimes, and pinwheels are not permitted.
- r) No climbing vines are permitted, with the exception of flowering vines, such as Mandevilla, which are permitted on decks. These plants must be removed by November 1.
- s) No Homeowner shall move, remove, add, or otherwise change the landscaping on the common areas without the prior written consent of the Board of Managers. Only the current landscaper under contract with the Condominium may be used. The homeowner may request written permission from the Board to use a different landscaper.
- t) No Homeowner shall move, remove, add, or otherwise change the exterior of their Unit without the prior written consent of the Board of Managers.
- u) Homeowners are allowed to plant low-growing annuals and perennials without Board approval. All annuals planted by Homeowners must be removed before November 30. Perennials may not exceed a maximum height of 24 inches and must be well maintained by the Homeowner.

- v) It is prohibited to hang garments, towels, bed sheets, rugs, etc. from the shrubs, windows, lamps, railings, or the building, or to string clotheslines on or over the Common areas.
- w) No lighted ornamentation is allowed except for "Holiday" decorations.
- x) Holiday decorations are permitted. However, Christmas and Chanukah decorations should not be displayed more than three weeks before the holiday. All decorations must be removed no later than two weeks after the holiday. Thanksgiving to New Year's is OK.
- y) Converting garages into living space is not permitted.
- z) Any interior or exterior construction, electric or gas work must be performed by a licensed and insured contractor. A copy of the license and insurance certificate must be given to the Property Manager listing Village Vistas as additional insured before the work is commenced.
- aa) Homeowners shall not install or permit to be installed any window-mounted or through-the-wall air conditioner in their Unit.
- bb) Deck enclosures are not permitted except for awnings approved by the Sponsor. The Request for Modification Form should be completed and submitted to the Property Manager.
- cc) No vegetable or fruit plants may be planted anywhere on the common areas or shrub beds.
- dd) No lights of any kind, including solar or LED, may be attached to Homeowners' railings, fences, homes, or common elements. Lighting for safety considerations may be permitted with prior written approval of the Board of Managers.

Section 2

All homes shall be used and occupied for residential purposes only in accordance with municipal regulations and occupancy of the Homes shall be limited to the following persons:

- a) At least one person who is fifty-five (55) years of age or older.
- b) A spouse greater than nineteen (19) years of age.
- c) Children and/or grandchildren residing with their parents or grandparents where one (1) of said parents or grandparents, with whom the children or grandchildren are residing is fifty-five (55) years of age or older, provided that said children or grandchildren are over the age of nineteen (19) years.
- d) Adults under fifty-five (55) years of age may be admitted as permanent residents if it is established that the presence of such persons is essential for the physical care or economic support of eligible older persons.
- e) No guest under nineteen (19) years of age may visit in any Home more than thirty (30) days per year without prior written approval of the Board of Managers.

Section 3

Homeowners, members of their families, their employees, guests, and their pets shall not use or permit the use of the premises in any manner which would be illegal or disturbing or a nuisance interfering with the rights, comforts, or convenience of other Homeowners, or in such a way as to be injurious to the reputation of the Community.

Section 4

- a) The common elements shall not be obstructed, littered, defaced, or misused in any manner.

b) All garbage cans, recycle pails, and anything else put at the curb must have an attached lid and be secured to ensure that contents remain inside the container. A fine of \$100 will be issued if improper containment is used.

Section 5

Every Homeowner shall be liable for any and all damage to the common elements and the property of the Condominium, which shall be caused by said Homeowner or such other person for whose conduct he is legally responsible. This includes employees and pets.

Section 6

a) Every Homeowner must perform promptly all maintenance and repair work to his own Home which, if omitted, would affect the Community in its entirety or in a part belonging to other Homeowners, or the building of which his home forms a part, he being expressly responsible for the damages and liabilities that his failure to do so may engender.

b) All the repairs to the interior installations of the Home located in and servicing only that Home, such as telephones and sanitary installations, shall be at the Homeowner's expense.

c) The Board of Managers will contract for dryer vent cleaning for each Unit every two years. A special assessment will be issued the month of the cleaning to each Homeowner to be paid with their Condominium fee. Pursuant to By-Laws Article III Board of Managers, Section 5 Powers, Subsection 4, each Homeowner will allow the designated contractor access to their Unit to inspect ducting.

CLUBHOUSE

1. No resident of the community is permitted to use the Clubhouse for any private party or celebration of any kind. Residents are permitted to use the clubhouse for group activities, meetings, classes, and the like.
2. The Clubhouse hours of operation will be from 5 am to 12 midnight.
3. Access will be by code using the keypad on the front door and back door.
4. While using the Clubhouse, all guests of Homeowners must be accompanied by a Homeowner.
5. Homeowners are responsible for the conduct of their guests.
6. Children under 18 years of age will not be permitted in the Clubhouse unless accompanied by a Homeowner. These children should be supervised at all times by an adult and are not permitted to roam the facilities unsupervised.
7. No roller skates, roller blades, skateboards, scooters, or bicycles are permitted on Clubhouse grounds.
8. Under NO circumstances will anyone under the age of 21 be allowed to drink alcoholic beverages in the Clubhouse.
9. Persons deemed to be under the influence of intoxicants will not be permitted in the recreational facilities.
10. NO SMOKING is permitted anywhere in the building or within ten feet of the Clubhouse or any other recreational areas.
11. No pets are allowed in any part of the Clubhouse, swimming pool, or putting green.

12. Any chairs, tables or other furniture moved during activities must be returned to their original location before leaving the Clubhouse.
13. Clubhouse property is not to be removed from the Clubhouse.
14. Footwear and shirts must be worn by Homeowners and their guests. Wet bathing suits are not permitted in the Clubhouse.
15. Snacks and beverages are allowed in the lounge, but not in the fitness room or billiard room. Water and energy drinks will be allowed in the fitness room (non-alcoholic beverages only).
16. Homeowners must remove any refuse, food, or drink containers when they leave the Clubhouse. Kitchen counters must be cleared.
17. All lights in the Clubhouse and restrooms must be turned off, the fireplace must be turned off, the TV turned off, windows and doors must be closed and locked upon leaving. The thermostat must remain locked as programmed. Motion sensors have been added to the bathroom and outside lights.
18. Homeowners will be responsible for any damage done to the recreational facility or equipment by themselves, family, or guests. Such damages will be deemed additional assessments and charged to the account of the Homeowner and may result in loss of use of the facility.
19. Due to size constraints, attendance at social functions will be limited to residents, with the exception of single-occupant units which are now allowed one adult guest.

FITNESS ROOM
Use of the fitness room is at your own risk

1. The fitness room shall be for the exclusive use of Homeowners, their families and guests.
2. Children under the age of 16 are not permitted in the fitness room at any time.
3. Children 16 to 18 years of age are permitted only when accompanied by an adult Homeowner.
4. Sneakers and appropriate fitness attire must be worn at all times.
5. Equipment should be wiped clean after each use.
6. All electrical equipment must be turned off upon completion.
7. TV must be turned off when leaving.
8. All lights must be turned off, windows closed and locked upon leaving.
9. Broken equipment, problems, and concerns should be reported to the Property Manager as soon as possible.
10. The Fitness Room and equipment are for workout purposes only. Exercise equipment is available on a first come, first served basis. A machine must be relinquished after an hour of use if others are waiting.
11. Only non-alcoholic beverages are permitted. No food.

PARKING AND VEHICLES

1. All residents must use their own driveway and garage for parking.
2. VEHICLES MAY NOT BE PARKED ON ROADWAYS. An exception can be made for temporary loading and unloading. No parking is permitted within 15 feet of a fire hydrant, corner, or other areas designated as “no parking” areas.
3. In special circumstances parking may be restricted due to repair, emergency, street sweeping, or during snow events until plowing is completed. When a big snowstorm is predicted, Homeowners with special situations should contact the Property Manager to have the snow cleared from their driveway first.
4. Vehicles may not be parked on the roadways in a manner that would obstruct access by emergency service vehicles. Sidewalks must not be blocked.
5. Guests must park either in the driveway of the Homeowner they are visiting, or in the common area parking spaces.
6. No unregistered vehicles are permitted on the common roadways, parking areas, or private driveways.
7. Commercial license plate vehicles may not be parked for a period in excess of 24 hours anywhere in the community.
8. No storage or parking of any boat, trailer, off-track vehicle, camper, bus, truck, snowmobile or other commercial or recreational vehicle is allowed on Homeowners’ property, common roadways, parking areas or private driveways.
9. Mini-bikes, dirt bikes, quads and any similar vehicles are not permitted on or around the common area property and roadways.

10. Vehicles are not to be disassembled, repaired, rebuilt, painted, or constructed outside of garages anywhere on the premises. The changing of oil or antifreeze outside the garage or disposal of oil or antifreeze in storm drains is not permitted.

11. No vehicle may display a “for sale” sign or other commercial advertisement anywhere on the vehicle. A vehicle may not display a sign denoting a cause, political affiliation, or other affiliation that is larger than a standard bumper sticker.

ENFORCEMENT

1. The speed limit within the community is 15 mph.

2. All Homeowners are required by the Board to comply with the parking rules. In the event that a resident is found to be in non-compliance, the following procedures are in effect:

3. At the first violation, a general email reminder will be sent to all Homeowners. The second violation will result in an email to the individual Homeowner. The third violation will result in a fine of \$50. Any subsequent violations will result in a fine of \$100. Clubhouse and Pool privileges will be suspended until payment is made.

PETS

1. All dogs, cats, and other pets must be leashed at all times. Pets must be under the direct control of their owners at all times and shall not be permitted to run loose.
2. Pets must be walked only on roadways (curbed) and must be restrained from using common areas.
3. Homeowners shall be responsible for picking up and disposing of their pet's waste according to Village, town, and state ordinances.
4. Homeowners will be charged for any damage caused by their pets to the Common Areas including lawns and landscaping.
5. **Pets are at no time allowed in the clubhouse and pool areas.**
6. No cages, invisible fences, pens or runs are allowed.
7. Any pet causing or creating an unreasonable disturbance or noise or acting in an aggressive or threatening manner to other residents, guests, or their pets may result in action by the Board and/or the Village of Port Jefferson.
8. No feeding of stray or wild animals is permitted.
9. Until such time as a designated pet area may be established in the future, pets can also be walked on leash outside the Condominium property. Homeowners are expected to clean up their pet's waste. In consideration of our neighbors, dogs can be walked past the access road on Liberty Avenue.

ENFORCEMENT

1. All notices of violation will be sent to the Property Manager.
2. At the first violation, a general email reminder will be sent to all Homeowners. The second violation will result in an email to the individual Homeowner. The third violation will result in a fine of \$50. Any subsequent violations will result in a fine of \$100. Clubhouse and pool privileges will be suspended until payment is made.

SWIMMING POOL

**Use of the pool is at your own risk
No lifeguards are on duty at any time**

1. The following provisions of the New York State Code apply to any Homeowner or Guest using the swimming pool: Pollution of the pool is prohibited. Urinating, expectorating, defecating, or blowing the nose in the pool is prohibited. No person having skin lesions, open blisters, cuts, sores, or inflamed eye, mouth, nose, or ear discharges or who is known to be a carrier of the micro-organisms of any communicable disease shall be permitted to use the pool.
2. The pool is open for the season from on or about Memorial Day weekend through on or about Labor Day. It will be open every day. The Board of Managers reserves the right to close the pool at any time and for any reason including weather conditions, maintenance, and repairs.
3. When the pool is closed, no one will be allowed on the deck around the pool.
4. The pool will be open from the hours of 7 am through 9 pm.
5. Exterior entry to the pool will be through the front gate using a key, or other suitable locking device. Interior entry will be through the Clubhouse bathrooms.
6. Pool opening dates, hours, and rules will be posted at the pool.
7. All posted Department of Health and posted swimming rules must be followed.
8. NO SMOKING is allowed in the pool area.
9. NO PETS are allowed in the pool or on the pool deck.

10. Use of the pool complex is restricted to 6 people per Unit including the Homeowners. GUESTS must be accompanied by the Homeowner. Homeowners need not accompany their adult children (18 and older).
11. Only persons wearing bathing suits are permitted in the pool. Bare feet and wet bathing suits are not permitted in the Clubhouse.
12. Any children under the age of 18 and non-swimmers, while in the pool or surrounding area, must be accompanied and supervised by the Homeowner.
13. All children under the age of 18 can use the pool only between the hours of 10 am and 4 pm and must be accompanied by the Homeowner.
14. The only swim aids acceptable in the pool are Personal Flotation Devices (PFDs) and “noodles”. An adult must be in the pool with children requiring arm or body flotation devices while they are in the pool.
15. Children not toilet-trained are not permitted in the pool at any time. All children must be in bathing suits, not in regular or swim diapers.
16. Restrooms are to be used to change soiled diapers. They may not be discarded in the pool area or Clubhouse area. They must be discarded at home.
17. Floats or lounges are not permitted in the pool.
18. Baby carriages and strollers are not allowed in the pool area and must be left outside the gate. Wheelchairs must be kept at 6 to 8 feet from the pool’s edge.
19. No bicycles, ride-on toys, wagons, play equipment, rollerblades, or skateboards are permitted in the pool area at any time.
20. **There shall be no diving or jumping into the pool.**

21. Horseplay, playing ball, running, or objectionable behavior (such as loud, boisterous, obscene, or offensive language) will not be permitted. This will be cause for expulsion from the pool and Clubhouse area.
22. Earphones must be used with personal listening devices in the pool area. Please be considerate and limit cellphone use. No person shall make unnecessary noise.
23. No eating or drinking **in the pool**.
24. Light food and snacks are permitted in the table areas only. **No glass containers are permitted on the pool deck.** These violate Health Department rules and can result in a \$500 fine and closing of the pool for an indefinite period of time.
25. Homeowners and their guests are responsible for keeping the pool area clean and placing any trash and garbage in the garbage container located within the pool area. That garbage must then be taken home at the end of the day.
26. Occupant capacity for the pool area is _____, as determined by Health Department Code.

Section 7

a) A Homeowner may not make any alterations to any part of the common elements nor may any structure be built on any portion of the common elements or restricted common elements without the written consent of the Board of Managers. No alterations to the inside of a Home which would impair the structural soundness of the building may be made without the written consent of the Board of Managers. Consent may be requested by mailing a letter, certified mail, return receipt requested to the Property Manager.

The Board of Managers shall have the obligation to answer within sixty days and failure to do so within the stipulated time shall mean that there is no objection to the proposed modification or alteration.

All work done pursuant to this section must be done in accordance with all applicable rules, regulations, permits and zoning ordinances of any governmental agencies having jurisdiction thereof. All necessary approvals must be obtained and submitted to the Board of Managers upon written submission of the written request for consent.

Any interior alterations or improvements made to a Unit shall be made in accordance with all applicable rules, regulations, and zoning ordinances of any governmental agencies having jurisdiction thereof.

This paragraph shall not apply to Sponsor as it pertains to the initial construction of the Condominium, or any work required to correct a problem raised in a warranty claim.

b) Any Homeowner making any alterations to any part of the common or restricted elements to include the structure without first obtaining WRITTEN consent of the Board of Managers will be issued a fine of up to Five Thousand (\$5000) dollars. The Homeowner in violation will be notified and will be required to restore the common, restricted elements or structure to its original condition at their sole cost and expense within fourteen (14) days.

Failure of the homeowner to restore the common/restricted element or structure within said fourteen (14) days will result in a fine of up to Five Thousand (\$5000) dollars being posted to the Homeowner's account. The Board of Managers will then contract for restoration at the sole cost and expense of said Homeowner. Failure of the Homeowner to promptly reimburse the Board of Managers for the restoration will be considered a default under Article IX Default. The Board of Managers may further take such action as is provided in Article VI Section 2 of these By-Laws and said Homeowner shall be liable for the Condominium's reasonable costs and reasonable attorney fees incurred.

(Resolution approved by Mr. Tsunis, Mr. O'Reilly, and Mr. Castellano on April 5, 2021.)

Section 8

- a) No resident of the Condominium shall post any signs, advertisement, or posters of any kind in or on the Condominium including "For Sale" and "For Rent" signs except as authorized and approved by the Board of Managers.
- b) It is prohibited to hang garments, rugs, etc., from the windows or from the building or to string clotheslines on or over the common elements or to use any of the common elements for storage purposes.
- c) Commercial license plate vehicles may not be parked in the Community for a period in excess of 24 hours.
- d-1) No person shall park an automobile, boat, trailer, off-track vehicle, camper, bus, truck, snowmobile or other commercial or recreational vehicle (collectively "Vehicles") or otherwise obstruct any Homeowner's use of ingress or egress to any driveway, or parking space, nor may any Vehicle be parked on the Common Areas except in designated parking areas.
- d-2) Personal driveways are for licensed passenger vehicles only. No dumpsters, storage containers or similar items may be placed on a Unit's driveway, patio, deck or common elements, without prior written approval of the Board of Managers (BOM). BOM approval will only be granted for Monday through Friday. No container may be on site Saturdays, Sundays and National Holidays. A fine of \$100 per day will be issued for violations.
- e) No repair of a Vehicle shall be made in any of the roadways, driveways or parking areas of the Condominium, nor shall such areas be used for storage or overnight parking of any Vehicle, except for a Member's automobile, without the written permission of the Board.
- f) No television or radio antenna or any other type of receiving or transmitting antenna or structure shall be erected on the exterior of the Home without the prior written consent of the Board of Managers.

- g) No Homeowner shall do anything to his Home or the Common Area to alter the drainage.
- h) No building, fence, gate, sign, statuary, wall or other structure, or change or alteration to the exterior of the Homes or color of the Homes or in the landscaping shall be commenced, erected, replaced, repaired or maintained, nor shall any exterior addition to, or change or alteration thereto, be made unless the Homeowner complies with requirements of the Architectural Control provisions contained in Article VIII Section 7 of these By-Laws.
- i) Any Homeowner who mortgages or sells his Home shall immediately notify the Board of Managers, providing the name and address of his mortgagee or new Homeowner.
- j) The Board of Managers shall, at the request of the mortgagee of the Home, report any delinquent assessments due from the Owner of such Home.
- k) Every Member shall be liable for any and all damage to the Common Area, which shall be caused by said Member, its permitted lessees and occupants of Homes, their respective family members and guests and such other person for whose conduct the Member is legally responsible.
- l-1) No Homeowner shall make or permit any disturbing noises in any Home or do or permit anything to be done therein, which will interfere with the rights, comforts or conveniences of other Homeowners.
- l-2) No Vendor may do any work on the outside of any Home Saturdays, Sundays and National Holidays except in the case of emergency repair or prior approval by the Board of Managers. Work is permitted during the hours of 8:00 am to 6:00 pm Monday through Friday only. A fine of \$100 each day will be issued for violations.

ENFORCEMENT OF RULES

m) Upon receipt, by the President of the Board of Managers or by the Property Manager, of a signed written complaint alleging violation of any of the House Rules or other provisions of the By-Laws as herein established or hereafter established or adopted by the Board of Managers,

The President of the Board, or in his absence, the Vice President together with a minimum of two (2) other members of the Board, without a formal meeting of the Board, shall make a determination as to the validity of the complaint.

If in their determination the complaint is valid and justified, the Property Manager shall be directed to send written notice to the violator (certified mail return receipt). If the violation is not corrected or eliminated within a period of three (3) days from the date of receipt of such notice, another notice will be sent levying a fine of up to \$100.00 upon the violator,

Such fine is to be considered as an additional common charge to the account of the violator and shall be treated as such regarding late penalties and a lien upon the property as elsewhere provided for in the Declaration of Condominium, By-Laws or Offering Plan.

If after imposition of a fine the violation is not corrected or eliminated, the Board of Managers may assess additional fines of up to \$100.00 each after serving written notice upon the violator as provided for above. If the violation results in loss of or damage to property classified as Common Area, the Board of Managers shall itself or direct the Property Manager to have said loss or damage repaired or replaced and the actual cost of said repair or replacement shall be assessed to the violator as an additional common charge.

**VILLAGE VISTAS CONDOMINIUM
OFFERING PLAN OF CONDOMINIUM OWNERSHIP**

Article XIV Closing Costs and Adjustments

e) Upon the sale of a home in the community, the purchaser(s) will be responsible to pay a one-time Transfer Fee of 0.45% of the sale price of the home.

(Effective date 8/27/2024)

BY-LAWS

Article II Condominium, Voting, Quorum, Proxies, and Waivers

Section 5: Right to Vote

Original Wording:

At any meeting of Homeowners, every Homeowner having the right to vote shall be entitled to vote in person, or by proxy. Such proxy shall only be valid for such meeting or subsequent adjourned meetings thereof.

Addition:

Any owner of a home in Village Vistas is permitted to run for office if their condominium is in a trust, LLC, Corporation and / or any other legal entity.

(Resolution unanimously approved by Mr. Tsunis, Mr. Poulos, Ms. Zamek, Mr. Castellano, and Mr. O'Reilly on July 31, 2021.)