

# *Warwick Meadows Master Homeowners Association*

## *Rules and Regulations Effective May 1, 2013*



*Pursuant to Article VI of the Bylaws adopted by the Board of Directors of Warwick Meadows Master Homeowners Association, Ltd., the following rules and regulations have been adopted by the Board of Directors effective May, 1, 2013.*

*5/1/2013*

*Revised*

*Definitions: WMMHOA shall mean Warwick Meadows Master Homeowners Association.  
BOARD shall mean the Board of Directors of the Warwick Meadows Master Homeowners Association, Ltd.*

***RULES & REGULATIONS:***

**ASSOCIATION DUES**

Monthly Association dues are to be paid in advance and are due on or before the first day of the month. A late fee of \$7.50 will be charged by each Association when monthly payments have not been received by the tenth of the month. The Association reserves the right to assess interest charges at the highest rate allowed by the state of New York.

The Board reserves the right to place liens on the homes of homeowners who fall into arrears. Additionally, the Board reserves the right to proceed with civil law suits on homeowners who owe substantial amounts in arrears.

**CHANGE OF OWNERSHIP**

All homeowners must notify the WMMHOA office upon the sale of their unit, with the following information:

1. Date you will be closing on the property
2. Name and address of the attorney handling the closing
3. Name and telephone number of the buyer

The selling homeowner is required to provide the Prospectus Plan to their buyer. If the seller is unable to produce the original prospectus, the seller is required to purchase a replacement from the Homeowners' Office.

Realtor signage is not allowed at any time, anywhere on the Warwick Meadows Master property, with the exception of an open house. Two open house signs will be permitted on the day of the open house only. One sign may be placed at the front entrance or by the flag pole and the other sign may be permitted in front of the townhouse at which the open house is being held. Both signs must be removed immediately at the close of the open house.

**COMMON AREAS**

Use of Common Areas is limited to activities that will not be damaging to the property or offensive to other residents. Residents will be held responsible for the actions of their guests, both adults and children. Using the Common Areas for activities such as volleyball, horseshoes, parties, tents, grills, lawn sales, vegetable gardens or moving vans requires prior written Board approval. Any personal items such as tables, chairs, wading pools and swings must not be left on the Common Areas overnight.

Bicycle riding, roller-blading, etc. are not permitted on the walkways or grass.

Violators are subject to fines shown on page 5.

## **COMMON UTILITIES**

Common utilities such as water and electricity are not for personal use.

## **GUESTS**

Guests are permitted the use of the WMMHOA amenities when accompanied by a host homeowner. Guests must abide by the Rules and Regulations of the WMMHOA. Any infractions of the WMMHOA Rules and Regulations by said guests (children and adults) can and will be fined to the host homeowner.

## **LITTERING**

Littering is strictly prohibited anywhere on the grounds of Warwick Meadows Master property.

## **MOTOR VEHICLES AND TRAFFIC REGULATIONS**

The fire lane is to be used by emergency vehicles only!

Speed limits on all Warwick Meadows Master roads will not exceed fifteen (15) miles per hour. All vehicles must come to a full stop at "Stop" signs.

All vehicles must be properly registered with the homeowners' office. RVs, ATVs, dirt bikes, snowmobiles, or other vehicles as determined by the Board, will NOT be permitted on the Warwick Meadows or Warwick Meadows Master property.

Violation of the above will result in the offending vehicle being towed at the owner's expense WITHOUT NOTIFICATION.

Only emergency vehicle repairs are permitted on the WMMHOA roads or in parking areas.

## **PARKING**

All vehicles that are regularly parked on the premises must be registered with the WMMHOA office. All vehicles parked on the premises should be currently licensed, registered and insured. Any abandoned vehicles, vehicles not registered with the HOA or improperly parked vehicles will be towed at the owner's expense.

All residents parking commercial vehicles on the property must notify the WMMHOA office to receive a designated parking space.

Parking is prohibited on the main streets of the complex, with the following exceptions:

- Loading or unloading passengers or parcels from vehicle
- During snow removal operations (*see procedures below*)

Parking is prohibited on the grass in the complex.

If additional parking spaces are needed by a homeowner, parking spaces may be used behind the clubhouse. **If the space is needed for an extended period of time, the homeowner should contact the homeowners' office for Board approval.**

Failure to comply with these parking regulations will result in the following procedures:

1<sup>st</sup> offense: A letter will be mailed to the homeowner stating the violation of parking rules;

2<sup>nd</sup> offense: A second letter will be mailed and a fine imposed;

3<sup>rd</sup> offense: The vehicle will be towed away WITHOUT NOTIFICATION and at the owner's expense.

The Board may authorize appropriate parking and speed limit signs.

### **POND**

Fishing, swimming, skating or trespassing in the pond or its tributaries is strictly prohibited.

### **CLUBHOUSE**

The clubhouse is available for rent by the residents. Reservations are accepted on a first come/first serve basis with reservations preferred at least two weeks in advance. Any person renting the clubhouse must sign a contract (available at the office) holding said person liable for locking up after use and returning the key to the office. A rental fee and security deposit are required. Contact the Homeowners' Office for current rates.

### **POOL**

The pool is open from Memorial Day through Labor Day or as posted. Residents will be notified of the operating hours, policies and procedures as determined by the Board when receiving their annual pool pass application in May. All policies and procedures are based on, but not limited to, the Orange County Board of Health Rules & Regulations.

All persons under the age of 16 must be accompanied by their parent or legal guardian, or an adult who will be responsible for their safety and behavior and any medical emergencies. Any child under the age of 12 using the pool as the guest of another homeowner must have written permission from their parent/guardian to be at the pool with said adult. An emergency contact phone number for the absent parent/guardian must also be indicated in the note to the Lifeguard.

Copies of the detailed pool rules are sent to homeowners annually with pool passes. Copies are also available at the Homeowners' Office.

The WMMHOA and the members of the Board, as well as the Lifeguards employed by the WMMHOA, are not responsible or liable for the injury of any person violating the rules.

Trespassing on pool grounds for any reason is subject to fines, the loss of pool passes for the offender and their family for the rest of said season and prosecution. Exceptions will not be made.

## **TENNIS COURT**

The tennis court is to be used for tennis ONLY. Residents of WMMHOA and their guests are permitted to use the court. No one is permitted to use the court for more than one (1) hour if another party is waiting. Keys to the Tennis Court are available in the WMMHOA Office.

## **ROADS**

Property owners, guests, contractors, employees and deliverymen may use Warwick Meadows Master roads subject to restrictions as outlined in these Rules and Regulations. Prospective purchasers of property must be accompanied by an owner or an authorized representative. All others will be considered to be trespassing.

## **SECURITY**

Residents are requested to report all injuries, accidents, vandalism, burglaries and criminal activity. They are also urged to note the license plate numbers of vehicles engaged in suspicious activities or suspected violations and report same to the WMMHOA office and the Police.

## **SOLICITING**

House-to-house soliciting is strictly prohibited. Violators are considered a nuisance and should be reported by homeowners to the Police.

## **HUNTING**

Hunting within the confines of the Warwick Meadows Master property is prohibited. Non-property owners are prohibited from driving and/or parking on Warwick Meadows Master roads for the purpose of hunting.

No firearms (including air rifles and air pistols) will be discharged nor any bow and arrow used for hunting or target practice anywhere on the property.

## **VANDALISM**

Vandalism of any kind, by anyone, will not be tolerated. Responsible parties can be fined and will be billed for any damages incurred. Parents or guardians will be held responsible for persons under 18 years of age causing acts of vandalism. Violators will be prosecuted.

## **VIOLATIONS**

Any paragraph(s) in the Rules and Regulations that may be interpreted as a violation by the Board shall be deemed as such, and, therefore, subject to penalty as may be fixed by the Board. All violations are subject to fines listed on the last page of this document. Fines can be increased or decreased at the discretion of the Board of Directors and updates mailed to all homeowners.

Please call the office at 986-9410 if you have any questions regarding these Rules and Regulations.

**WARWICK MEADOWS / MASTER HOA  
VIOLATION FINE LIST**

<b>VIOLATION</b>	<b>1<sup>st</sup> FINE</b>	<b>2<sup>ND</sup> FINE</b>	<b>3<sup>RD</sup> &amp; SUBSEQUENT FINES</b>	<b>LATE FEE/ FINANCE CHARGE % ON UNPAID FINES</b>
<b>Pet Clean Up</b>	<b>\$50</b>	<b>\$100</b>	<b>\$200</b>	<b>\$15.00 / 9%</b>
<b>Unleashed Pet</b>	<b>\$50</b>	<b>\$100</b>	<b>\$200</b>	<b>\$15.00 / 9%</b>
<b>Feeding/Harboring Feral/Stray Animals</b>	<b>\$100</b>	<b>\$200</b>	<b>\$400</b>	<b>\$15.00 / 9%</b>
<b>Parking on Roads or Unauthorized Spot for Extended Period of Time</b>	<b>Warning</b>	<b>\$50</b>	<b>Towed at homeowner's expense</b>	<b>\$15.00 / 9%</b>
<b>Trespassing/Damage to Pool/Clubhouse</b>	<b>\$100 + damages</b>	<b>\$200 + damages</b>	<b>\$500 + damages</b>	<b>\$15.00 / 9%</b>
<b>Improper use of Common Areas</b>	<b>\$100 + damages</b>	<b>\$200 + damages</b>	<b>\$500 + damages</b>	<b>\$15.00 / 9%</b>
<b>Improper Dumping of Trash/Recycling Materials</b>	<b>\$100</b>	<b>\$200</b>	<b>\$400</b>	<b>\$15.00 / 9%</b>
<b>Unit Upkeep: Fences, Shingles, Doors, Chimneys, Siding, Easement Area</b>	<b>\$50/month</b>	<b>\$100/month thereafter</b>		<b>\$15.00 / 9%</b>
<b>Noise Pollution</b>	<b>\$50</b>	<b>\$100</b>	<b>\$200</b>	<b>\$15.00 / 9%</b>
<b>Returned Checks</b>	<b>\$50</b>	<b>\$100</b>	<b>\$200</b>	<b>\$15.00 / 9%</b>

*Fines may be changed at any time at the discretion of the Board of Directors.*