

HOUSE RULES AND REGULATIONS
9400 Ocean Highway Condominium Inc.
9400 Coastal Highway
Ocean City MD 21842

The following Rules and Regulations are in addition to other use restrictions as set forth throughout the Declaration and Bylaws of this Condominium Association. These Rules and Regulations shall apply equally to all owners, their family, guests, invitees, lessees and tenants. A notice of violation shall be issued with a fine to Unit Owners that fail to comply with these Rules and Regulations. In addition costs, interest, legal fees and costs expended to collect aforementioned may also be levied.

Condo Units

1. Occupancy of units shall be limited to the number of sleeping spaces provided by the Owner of each unit and not to exceed six (6) for one bedroom units and eight (8) for two bedroom units.
2. Management shall be furnished with a key or digital lock and keypad code/combination to all door locks for emergency purposes. A \$25.00 lock out fee will be charged to anyone who must be admitted to the unit by the Management. The fee after 10:00 P.M. is \$50.00.
3. Thermostats in the condo units shall be set at 50 degrees in the winter to prevent damage from freezing temperatures.
4. The main water shut-off valve and hot water heater shall be turned off when unit is not occupied. It is recommended that ice cube makers be shut off when the water is turned off to avoid burnout.
5. Residents shall exercise care about making noise and in using musical instruments, radios, televisions, and amplifiers so as not to disturb other residents.

Balconies

1. Clothing, towels, flag poles, flags, and other similar items shall not be hung on exterior railings or on any other exterior part of the balcony or building. However Maryland law allows an owner or tenant to display "one portable, removable flag of the United States in a respectful manner ... subject to reasonable rules and regulations."
2. No one shall allow anything whatsoever to be thrown or fall from the balconies.
3. No one shall sweep or pour anything whatsoever from the balconies.
4. Balcony doors should be closed and locked when unit is not in use to prevent water damage.
5. No permanently installed carpets are allowed.
6. Security fence color shall be like railing color.
7. Ocean City does not allow cooking or fires of any type on condominium balconies or in common areas.

Trash

1. Do not use trash chutes after 10:00 P.M. or before 8:00 A.M.

2. All garbage/trash should be fully secured in plastic bags prior to placing in the trash chute or dumpster.
3. Items too large or heavy for the chute must be placed in the 1st floor compactor room during staff hours (8am – 4pm).
4. Owners are responsible for contacting the Town of Ocean City for pickup of large items such as furniture and appliances. OC Bulk Pick Up contact Tina Henderson can be reached by phone 410-524-0318 or email at thenderson@oceancitymd.gov or Owners complete a form online at <https://oceancitymd.gov/oc/ocean-city-bulk-pickup/>.

Utilization of Contractors

1. Unit owners are responsible for all contractors doing work in their unit.
2. All common areas and exterior portions of the unit owners' properties must be kept clean at all times (not one cleaning at the end of the project). This includes maintaining the cleanliness of hallways, stairwells, and exterior areas.
3. Contractors are not to use the trash compactor for construction debris.

Pool and Pool Deck

1. Pool attendant (if onsite) has authority to enforce all rules.
2. Pool and Pool Deck are open during Summer months between the hours of 9 A.M. to 10 P.M.
3. Swimming is done at your own risk.
4. No diving is permitted.
5. Each person is required to have a Pool Tag or wristband to use the pool and/or deck.
6. All bathers must shower before entering the pool.
7. Children under 15 must be accompanied by an adult while in the pool.
8. Bathers having infectious diseases, excessive sunburn, open sores, bandages, etc. shall be denied access to the pool.
9. No rafts or inflatable toys are permitted in the pool.
10. Proper swimming attire shall be worn by all swimmers. Babies shall wear swim diapers. Cut-offs are not permitted.
11. No running, pushing, wrestling, ball playing or boisterous conduct.
12. No bottles, glass or breakable items are allowed on the pool deck.
13. No reserving tables or lounge chairs.

Common Areas

1. Skate boards, onewheels, Heelys, skates, scooters and rollerblades are not permitted to be used anywhere on the 9400 Condominium property.
2. Flying of kites is not allowed from anywhere on the 9400 Condominium property.
3. Surfboards and Bicycles should be stored inside individual units or the Owner's locker or on the inside or outside bicycle racks.
4. No wet or dripping attire is allowed in common areas (lobby, hallways, elevators, etc.)
5. Cover-ups and shoes must be worn in the common areas inside the 9400 building.

Fitness Center

1. Fitness Center hours are 4:00 A.M. to 10:00 P.M.
2. NO ONE under the age of 16 permitted in Fitness Center, unless accompanied by an adult.
3. Use equipment at your own risk.
4. Wipe equipment with sanitizing wipes after each use.

5. 9400 Condominium and Management NOT LIABLE for Personal Injury or Loss of Personal Items.

Parking

1. Large trucks, campers RVs, or any other vehicle occupying more than one regular parking space shall not be kept upon the Common Elements.
2. All vehicles parked on the Common Elements must be licensed.
3. All Parking Regulations shall be in effect May 1st through September 30th.
4. Each unit shall have one assigned spot; there is no guest or visitor parking. Any owner can, however, grant another owner the use of that owner's spot for a specific time period to use as if it belonged to the other owner. In such a case, the owners involved are encouraged to notify the 9400 office in order to avoid misunderstandings.
5. All Owner vehicle licenses shall be registered in the Management Office.
6. Any additional Owner vehicles or renter's vehicles must have a valid parking pass displayed on their dashboard at all times when in the parking lot.
7. Parking passes must be obtained from the Building Manager prior to parking on the lot and will incur an additional cost with exception to the following in relation to a unit Owner as indicated in **Building Usage Fee** section.
8. Violators of any parking rules shall be towed at their expense according to the rules established by Ocean City.

Building Usage Fee

1. A Building Usage fee established by the Board of Directors from time to time per stay shall be paid, with the exception of the following: owners/spouses; their children/step-children; their parents/step-parents; their grandchildren; their brothers/sisters/step-brothers/sisters; and their nephews/nieces. Those paying the Building Usage fee will be issued a parking pass, which must be displayed on the car's dashboard.

Pets

1. A service animal is not considered a pet, and the limitations described in these rules do not apply.
2. Only owners are allowed to have pets on the 9400 premises. This does NOT include renters, friends, parents, children, or other relatives of owners, etc.
3. All owners' pets must be on a leash and under control at all times when outside the owner's unit.
4. All owners' pets must have and clearly wear a 9400 Pet Tag.
5. Owners' pets are not allowed in the pool or on the pool deck area.
6. If an animal is or becomes obnoxious to others the owner shall correct the situation immediately.
7. Owners are not to allow pets to urinate or defecate in common areas, nor in common walkways such as entrance doors. Owners are responsible for immediately rectifying any mess/damage caused by their pet and will assume all financial liability associated with any such property damage they cause.

Drones

1. Flying of drones is not allowed anywhere on the 9400 Condominium property, including from units.