

CENTURY I

CENTURY I CONDOMINIUM RULES & REGULATIONS GUESTS AND RENTERS

1. **RULES:** All persons visiting and/or residing at and in Century I Condominium shall abide by the Rules and Regulations of the said Century I Condominium, including but not limited to, the Condominium Declaration, the Condominium By-Laws, all Ordinances of the City of Ocean City, Maryland and specifically the ordinance relating to noise, applicable local, county, and state ordinances and laws, and all Rules and Regulations promulgated on behalf of the members of the Century I Condominium Owners Association by the Board of Directors of the Century I Condominium Owners Association. The Ordinances of the City of Ocean City, Maryland and all applicable local, county, and state of Maryland laws and ordinances are hereby incorporated into and made a part of these Century I Guest and Renters Rules and Regulations by reference.

2. **EVICTIION:** All rental lease agreements, written and verbal, will provide that tenants are subject to immediate eviction from the leased premises by the Owner/Management or local agent for violation of the Declaration, ByLaws, Ordinances of the City of Ocean City, and other applicable local, county, and state laws. Each lease agreement will include a copy of the Rules and Regulations of Century I Condominium Association, which shall be acknowledged by the renter/guest, in writing, and proof of same shown to the registration official prior to being issued a parking pass.

3. **ALCOHOL:** The legal age for consuming alcoholic beverages in the State of Maryland is twenty-one (21) years. Persons under twenty-one (21) years of age, found drinking alcoholic beverages on Century I property will be evicted from the property and are subject to arrest and prosecution. Alcoholic beverages may not be consumed or carried in open containers in any of the common areas of Century I Condominium, including, but not limited to the parking lot, the lobby, elevators, all stairwells, the pool area, and the exercise room. Ocean City ordinance states it shall be unlawful for any person to possess in an open container any alcoholic beverage in any public area.

4. **CARS:** During the period from Memorial Day Weekend to the end of September, no more than one motor vehicle per unit. Paid 2nd car parking may be issued based on availability. All motor vehicles on the parking lot during this period, whether guests, or tenants, must display a current parking permit. Motor Vehicles that do not display a current parking permit, or that are, in any other way in violation of Century I Rules and Regulations, will be towed at the renter/guest expense.

5. **COOKING:** Grills, hibachis and other cooking devices may not be used on balconies, by order of the Ocean City Fire Marshal. Please do not put potato peels, vegetable peels, onion skins, pasta, grease, or any like kind in the garbage disposal.

6. **PETS:** NO PETS ARE ALLOWED, excepting only service dogs which must be registered at time of check-in.

7. **ELEVATORS:** DO NOT JUMP!!! The elevators are equipped with a governor override switch, which is designed to shut down for your safety if it detects any large spikes in movement. This is caused by jumping and vigorous horseplay. If you do any of the above and should get trapped, use the emergency phone in the call box to call for assistance. Be ready to give the operator your name and the unit number in which you are staying.

Please be aware you will be liable to pay the \$1,500 charge in certified funds within the hour of the incident or you will be evicted.

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8. **THROWING:** Throwing any object from balconies, walkways, and stairways is prohibited. Persons violating this rule are subject to eviction and prosecution.
9. **RAILINGS:** Placing anything on or hanging anything over balcony railings is prohibited.
10. **NOISE:** Ocean City ordinance states it is unlawful for any person to make, continue or cause to be made or continued any unreasonably loud noise or any noise which either annoys, disturbs, injures, or endangers the comfort repose, health peace or safety of others within the corporate limits of Ocean City. Stereos, televisions and similar devices shall not be operated at unreasonable volume levels or times that reasonably annoy or disturb any other person. Ocean City noise ordinance The Board of Directors asks that all unit owners, guests, and tenants be mindful of others when enjoying the balconies
11. **TRASH:** The trash chute shall not be used between the hours of 9:00PM. and 7:00AM. Leaving trash in the closet that contains the trash chute is prohibited. It is not the responsibility of the Building Management Staff to dispose of the trash of residents of the Century I Condominium. All trash being placed into the bins at the northwest corner of the building and in the trash chutes shall be in bags. Cardboard and pizza boxes are to be broken down and disposed of in the dumpsters located at the north end of the Century I building.
12. **LOITERING:** Loitering in lobbies, hallways, walkways, elevators, stairways, the exercise room, the meeting room, and the parking lot is prohibited, and no obstruction or personal items shall be placed on walkways, hallways or stairways.
13. **SPORTS ACTIVITIES:** Skateboarding, ball playing, and other similar sports activities are not permitted on Condominium property.
14. **LUGGAGE CARTS:** Luggage carts must be returned to the ground floor after use and may not be stored overnight in or around units. Returning the luggage carts to the ground floor is the responsibility of the individual using the cart. It is not the responsibility of the Building Management Staff to collect used luggage carts and return them to the ground floor.
15. **WET SUITS:** Persons wearing wet bathing suits shall not enter the lobby unless instructed otherwise. Please use outside showers to remove sand from one's person and property before entering Century I Condominium building.
16. **SURFBOARDS:** Surfboards are not permitted on any elevator, whether lobby elevator or beach elevator. If surfboard is to be taken to a unit, it must be carried up the stairway. Bicycles are not permitted on lobby elevators. They may, however, be taken on the beach elevator.
17. **POOL:** Pool hours are 10:00 AM to 10:00 PM beginning Memorial Day Weekend through the end of September, inclusive. No lifeguard is on duty. Use of the pool is at the users own risk. Children under the age of fifteen (15) years are not permitted in the pool or the pool area unless accompanied by a supervising adult. Diving into the swimming pool is not permitted at any time. No food or beverages are permitted in the pool or the pool area. Before entering the pool, one must use the outside shower to wash any sand from one's person. Failure to do so results in sand infiltrating the pool filtration system causing equipment failure and a forced closure of pool.
18. **EIGHT OCCUPANTS:** All units shall be limited to the overnight occupancy of not more than 8 persons.

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19. **SMOKING:** Smoking is prohibited in all common areas, including but not limited to, the lobby, the stairways, the halls, the exercise room, the meeting room, and the pool area.

20. **DRONES OR ANY FLYING APPARATUS:** Drones or any flying apparatus are not permitted on the Century I property. Violation can lead to eviction.

21. **HEALTH CLUB EQUIPMENT:** You must be 18 years of age to enter or use the health club equipment.

22. **ENFORCEMENT:** Authority for the enforcement of these Rules and Regulations as defined above is hereby delegated to the Building Management Staff, including, but not limited to, the Building Manager, members of the Building Manager's staff, members of the Security staff and members of the Maintenance staff.

EMERGENCY CONTACTS: Building Manager's Office 410-524-5445 |
Security Office 443-944-5981 | In-house Real Estate Office-Coastal Resort 443-664-2884

Revised January 2024