

CENTURY I

CENTURY I CONDOMINIUM RULES & REGULATIONS OWNERS

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 those ordinances relating to noise and pets, 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 any and all applicable local, county, and state of Maryland laws and ordinances are hereby incorporated into and made a part of these Century I Owners Rules and Regulations by reference.

2. **SHUT OFF:** During any period when a unit is not occupied, it is the responsibility of the Unit Owner to ensure that the water, the icemaker, and the circuit breaker for the water heater are turned off. It is also the responsibility of the Unit Owner to ensure that the unit is secure by closing and locking the hallway and all exterior doors. During the winter months, when the unit is unoccupied the unit heater should be set to no lower than 50 degrees Fahrenheit, and all balcony furniture brought inside the unit.

3. **EVICTION:** All rental lease agreements, whether written or verbal, shall provide notice to tenants that they are subject to immediate eviction from the leased premises by the Unit Owner, the Management Staff, or local rental agent for a violation of any element of these Rules and Regulations, as defined above. Each lease agreement shall include a copy of these Rules and Regulations, receipt of which shall be acknowledged by the tenant in writing. Proof of receipt of the Rules and Regulations must be presented at registration as a condition precedent to receipt of a parking permit.

4. **PACKAGES:** Packages are delivered to the management office up to 9 p.m. each day depending on the delivery company. Please make sure to check in at the office when you arrive at Century I to let us know you are here and to check for any packages. The management office will contact an owner if a package arrives that is perishable or if they notify us ahead of time that they are expecting an important medical package or medication. Packages are not delivered directly to units.

5. **PETS:** Only unit OWNERS and family members may have animals on the Condominium property (units and common areas).

- a) Pets must be registered with the Building Management and display a Century I identification tag.
- b) Pets must be leashed or in a pet carrier while on the common areas, including, but not limited to, the lobby, the meeting room, all hallways, all elevators and stairways, the deck, all beach access pathways, and the parking lot.
- c) Pets waste must be picked up immediately by the owner and properly disposed of.
- d) Pets are not permitted in the exercise room or the pool area.

Any violation of these rules will subject the pet owner to the following penalties:

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| o First offense | \$60.00 fee |
| o Second offense | \$100.00 fee |

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The Board of Directors asks that all unit owners who bring pets on the Century I property, please be considerate of others when moving about the building. If a unit owner rents their unit, or allows guests to use their unit, the unit owner is asked to please inform the tenants or guests that they are not permitted to bring an animal onto Century I Condominium property (except for service dogs).

6. **KEYS:** All unit owners must provide the Condominium Association Management Office with all keys necessary to access their unit. If for any reason a lock is changed or additional locks are installed, replacement keys or combinations must be provided. The Board of Directors has designated the Building Manager as its agent to serve as custodian of the unit keys. If a unit owner fails to provide the Building Manager with all keys necessary to access his or her unit and there is an emergency requiring access to that unit, the door will be forcibly opened. The cost of all subsequent repairs to the unit door or the building because of any forcible opening is the responsibility of the unit owner.

7. **CARS:** During the period from May 1st through October 31st, no more than one motor vehicle per unit is permitted in our parking lot. Paid second car parking may be issued based on availability. All motor vehicles on the parking lot during this period, whether owners, 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 owner's expense.

8. **COOKING:** Grills, hibachis, and other cooking devices may not be used on balconies, by order of the Ocean City Fire Marshal. Kindly refrain from placing potato peels, vegetable peels, onion skins, pasta, grease, or similar materials into the garbage disposal.

9. **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.

10. **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. Please be prepared to provide the operator with your name and the unit number where you are staying. In the event of an incident, prompt payment of the \$1,500 charge is required using certified funds, such as a cashier's check or money order, within one hour. If payment is not received within this timeframe, eviction procedures will be initiated.

11. **THROWING:** Throwing any object from balconies, walkways, and stairways is prohibited. Persons violating this rule are subject to immediate eviction, arrest, and prosecution.

12. **RAILINGS:** Placing anything on or hanging anything over balcony railings is prohibited.

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13. **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.

The Board of Directors asks that all unit owners, guests, and tenants be mindful of others when enjoying the balconies.

14. **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, whether unit owners, guests, or tenants. All trash being placed into the bins at the north-west 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 on the north end of the Century I building. Disposal of bulky items, such as furniture, appliances, carpeting and other heavy or bulky trash are the responsibility of the unit owner and should not be left on Century I Condominium property without notifying the Building Management first, so that bulk pick up can be arranged. There is a fee from the Town of Ocean City for disposal of such items.

15. **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.

16. **SPORTS ACTIVITIES:** Skateboarding, ball playing, and other similar sports activities are not permitted on Century I Condominium property.

17. **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.

18. **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.

19. **SURFBOARDS/BICYCLES:** Surfboards are not permitted on any elevator, whether lobby elevator or beach elevator. If a 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.

20. **POOL:** Pool hours are 10:00 AM to 10:00 PM beginning Memorial Day Weekend through the end of September, inclusive. The pool is open to owners for exercise from 9:00 AM to 10:00 AM daily. 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.

- Pool Code: 451

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21. **OCCUPANCY LIMIT:** All units shall be limited to the overnight occupancy of no more than (8) people.

22. **ALTERATIONS:** No one may alter or change in any way, any limited common element, or any structural element, including, but not limited to balconies, and privacy partitions, without prior written permission from the Board of Directors.

23. **UNIT RENOVATION:** Any remodeling, major repairs, or beautification that requires construction noise, moving bulk items, installing flooring, etc. must be done during the 'off season'. This is Nov 1st - April 30th. The unit owner is responsible for ensuring that any common areas impacted are cleaned of all grime and residue. The unit owner is also responsible for the cost of repairing any damage to any common areas, as a result of the work being done.

24. **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.

25. **OWNER'S RENTAL ISSUES:** If an owner rents his or her unit themselves and the Building Management Staff must intervene by assisting the tenant in a matter regarding the unit or any other matter concerning Century I Condominium, the unit owner will be charged a \$100.00 for each incident, over and above any cost for parts that may be required to resolve the incident.

26. **DRONES OR ANY FLYING APPARATUS:** Drones or any flying apparatus are not permitted on the Century I property.

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

- Gym Code: 3.5 together, + 2

28. **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

Fax number 410-524-5449

Security Office 443-944-5981

In-house Real Estate Office- Coastal Resort 443-664-2884

Revised January 2024