

OCEANWOODS CONDOMINIUM HOUSE RULES

www.oceanwoodscondo.com

Revised 2025

Section 1- ALTERATIONS

A homeowner may not make any alterations to the exterior of the home or any part of the common elements without written consent. All requests must be sent to the Managing Agent¹, in writing, including color, size, diagram or pictures. Requests will then be reviewed by the Board, voted on, and the Managing Agent will notify homeowners if the request is approved, denied, or additional information is needed. The Managing Agent¹ will respond to the request within 45 days. Homeowners **MUST** receive permission **IN WRITING** before acting upon the request.

Section 2 – ATTACHMENTS

There are no attachments or alterations permitted to the vinyl siding. If the siding is damaged as a result of any such actions, the homeowner will be responsible for any and all repairs to the vinyl siding. Additionally, any attachments or alterations to the vinyl siding by a homeowner will result in a fine to that homeowner.

Section 3 – DECKS, PATIOS, ETC

No terrace, patio, deck, or regrading shall be installed in any yard area without written consent from the Managing Agent.¹ The homeowner is responsible for all drainage issues resulting from their changes.

Section 4: - EXTERIOR PAINTING

No homeowner shall paint the exterior surfaces of the windows or doors opening out of their home without the written consent of the Managing Agent¹. Storm doors on each unit must be brown in color. The Front door must be white, brown, beige, or natural wood in color.

Section 5 – FENCES

No homeowner shall erect or replace a fence or gate in the Community without written consent of the Managing Agent.¹ Fences placed around properties should be no higher than 6 feet from the ground. Any fence is required to have a 36 inch gate on both right and left hand side of the property that can be accessed in case of emergency. Only wood or PVC fences are allowed. PVC fence materials **MUST** be approved via a written request to the Managing Agent¹, accompanied by a sample of the PVC material.

Section 6 – SHEDS

No homeowner shall erect or replace a backyard shed without the prior written consent of the Managing Agent.¹ Backyard sheds must be 120 square feet or less, have a maximum height of 7 feet 6 inches, and must not be permanently affixed to the ground of a home.

¹Oceanwoods, c/o CMA, Dick Trattner or Tracy Tursi, 2791 Richmond Avenue, #204, Staten Island, NY 10314-5859, 718-317-6937 (phone), 718-319-6616 (fax), cmaoffice09@gmail.com.

Section 7: - DISTURBANCES

Owners, renters, members of their families, their vendors, guests, and pets shall not use the premises in any manner that would be illegal, disturbing, or a nuisance to other owners or renters, or in a way to be injurious to the reputation of the Condominium

No homeowner shall make or permit any disturbing noises in their home that would interfere with the rights of other homeowners. As per the NYC Noise Code, no loud music, movies, television, or home maintenance of any kind shall occur between the hours of 12:00 AM and 7:00 AM. Homeowners should be courteous of their neighbors at all times by keeping noise at a moderate level.

Section 8: COMMON GROUNDS

The Common Elements shall not be obstructed, littered, defaced, or misused in any manner. Every homeowner shall be liable for any, and all damage to the common elements and/or the property of the Condominium.

Section 9: MAINTENANCE/REPAIRS

Every homeowner must promptly perform all maintenance and repair work to their own home and common grounds, which if neglected, would affect the Community in its entirety or in a part belonging to other homeowners. They will be responsible for the damages and liabilities.

Section 10: DRIVEWAY

No person shall park a vehicle in or otherwise obstruct ingress or egress to another homeowners parking pad. Parking shall be restricted to the homeowners' parking pad (driveway). No boats, watercrafts, buses, horse trailers, campers, mobile home, or vehicles with commercial plates are to be parked on the owners parking pad (driveway).

Section 11: CLEANLINESS, TRASH

All Oceanwood residents shall keep their home in a good state of preservation and cleanliness. They must discard their garbage in 55 gallon or less, covered garbage cans. Newspapers, magazines, catalogs, phone books and bulk/large items (that do not fit into containers, must be securely tied with cord or rope. Cardboard boxes are not acceptable for use as receptacles and must be flattened and tied together with twine and bundled, no more than 18 inches high. When discarding Styrofoam, the same must be bagged and placed in appropriate garbage receptacle to prevent it from blowing all over. You must take extra precaution to ensure that the Styrofoam does not blow about from wind, rain, and snow conditions, and discarded in cans.

Residents may place receptables (cans) out for collection on the sidewalk, right by the curb, no earlier than 8:00 PM the day before scheduled collection and must be removed by 9 PM on collection day. If collection occurs after 8:00 PM, receptacles must be removed by 9:00 AM the next day.

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Curbside composting is mandatory beginning Spring 2025 and is subject to fines if not followed. A free composting bin is available at NYC.gov/composting bin and you can visit this site for details. Starting June 2026 you must use an official NYC bin for all recycling items, i.e. plastic, bottles, paper, etc. You can order these bins @[bins.nyc](https://bins.nyc.gov).

There are many other DSNY rules and regulations that can be obtained online at www.nyc.gov/DSNY_RulesRegs.

Section 12: AERIALS

No dish, radio, or television aerial shall be permitted, nor shall anything be projected from any window of the unit.

Section 13: CABLE

Homeowners using a Cable/Internet provider may have only one entry point into the home at the lowest possible height. Those using Time Warner/Spectrum are permitted to have standard wiring through the back of the house. All other wiring must be internal. No wiring is permitted on the roof of the unit. Due to an insurance liability problem, EV installation is not permitted under any circumstances.

Section 14: SIGNS

No sign of any kind shall be displayed to the public view in any home, or common element that advertises the property for sale or rent. Realtor signs must be placed in interior windows, but not on lawns and may not be illuminated.

Section 15: CLOTHESLINES

It is prohibited to string clotheslines or install laundry umbrellas on or over the common elements or to hang garments, rugs, etc. from the windows or any part of the unit or common areas.

Section 16: POOLS

Oceanwoods maintains a community pool available to all homeowners/renters (age 3 and over) provided homeowner is up to date on their common charges. Pool passes must be validated every year and must be presented to the lifeguards upon entering the pool area. A list of rules and regulations governing the pool are sent to each homeowner before the start of the pool season. No pools of any kind can be erected on the property.

The common areas, basketball court and picnic area, are available for use by all homeowners. Any request to use the area for an individual or private function must be presented to CMA in advance.

Section 17: GROUND MAINTENANCE

All homeowners are responsible for maintaining the grounds by their homes. This includes mowing lawns, maintaining shrubs and bushes, removing snow, and cleaning up after pets.

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Snow must be removed 24 hours after the end of snowfall, as per NYC law. Homeowners whose lawns are not adequately maintained will be sent notification of their failure to do so. If the homeowner fails to remedy this situation within a week of notification, we will have the situation corrected and the homeowner will be billed accordingly.

Section 18: PLANTING

Tree planting requests must be submitted to the Managing Agent.¹ If approved, trees are limited to heights of 10-12 feet at maturity. New trees must be at least 8-12 feet away from the building structure. Any fruit or vegetable trees or plants must be set in the backyard and not the front of the unit.

Section 19: RENTERS

Homeowners must provide a copy of the House Rules to any renter of their property. However, the homeowners will be responsible for any renter's violation of said rules and any fines incurred.

SCHEDULE

- First Offense Warning Letter
- Second Offense/violation \$50 fine
- Third Offense/violation \$100 fine
- Fourth & subsequent offenses/violations \$200 fine

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