

CONDOMINIUM RULES AND REGULATIONS

INTRODUCTION

In addition to Schedule A of the Offering Plan the Board of Directors have formulated the following Rules and Regulations which are designed to insure the highest quality of life for the residents of the Village.

ADVERTISING AND SOLICITING

No advertising or soliciting shall be conducted in the Village, except as in accordance with Offering Plan Schedule A, Item 9, to wit: "No industry, business, trade, occupation or profession of any kind, commercial, religious, educational or otherwise, designed for profit or otherwise, shall be conducted, maintained or permitted on any part of the property, nor shall any "For Sale" or "For Lease" signs or other displays of like import or advertising be maintained or permitted on any part of the property or in any unit therein nor shall any unit be used or rented for transient hotel or motel purposes.

ALARMS

Alarms – (FIRE/HEAT/SMOKE) – Each building in Leisure Village is equipped with a smoke/heat detection system. Each residential unit is served by an individual smoke detector and heat sensors which operate from a master control panel in each building. These systems are checked for proper operation semi-annually. Refer to the calendar in the monthly "Leisure Topics" or on the In-House T.V. channel. A certification of operation is filed with the Fire Marshal for the Town of Brookhaven for each completely checked building.

Fire alarm control boxes will be repaired or replaced at the expense of Leisure Village. If heat sensors or smoke detectors are tampered with, removed, or painted, the cost of replacement will be charged to the homeowner. Any updated fire code mandates are the responsibility of the unit owner.

Occupants of "A" units must not disconnect electrical power for the fire alarm control system at any time (Except the following units where the fire alarm control panel is located in 237-B, 435-C, 460-B, 461-B, and 483-D). An adjustment in the Common Charges has been made at an equitable rate for the electrical power used by this equipment.

Fire Alarm Inspection –A charge of \$100.00 will be made when a resident/occupant fails to be home to admit the Fire Alarm Inspector on the scheduled inspection day. Check the "Topics" and CCTV for scheduled inspection dates and units.

ANTENNAE

Installation of an antenna(e) or satellite dish on the exterior of any unit or common area is prohibited.

APPLIANCES

With the upgrading of appliances over time along with upgra **February 17, 2022** e economically prohibitive to continue appliance service as part of our common charges. This service therefore has been discontinued.

BARBECUE GRILLS

The use of gas or charcoal barbecue grills is prohibited throughout the Village, with the exception of the Association grills located on the upper level of the swimming pool area. Electric barbecue grills are permitted at individual units.

COMMON ELEMENTS

The Common Elements consist of the entire property, including all parts of the buildings and improvements thereon, other than the units, and will include, without limitation, the following:

All land, lawns, gardens, paths, walkways, roads, driveways, and other unimproved areas not within the units.

All parking spaces, garages, porches, patios, provided, however, that each unit owner whose unit had sole access to a parking space, garage, porch, or patio, shall have an easement for the exclusive use thereof.

All other property of whatsoever nature, apparatus, installations, and storage areas, existing in the buildings for the common use or necessary or convenient to the existence, maintenance, operation, or safety of the buildings.

If permission is granted to a unit owner by the Board of Directors to modify, change, or improve any common or limited common element, the cost of maintenance, repair or replacement becomes the responsibility of the unit owner.

Common Elements Exclusions

The following items listed are **NOT** part of the Common Elements, and therefore are not the responsibility of Leisure Village Association.

1. All the sheetrock on the exterior wall, partition walls, ceilings, and the walls dividing the units. (See **EXHIBIT O in the Offering Plan**)
2. All the exposed pipes and drains not installed within the walls or in or under the concrete slab in the units. Sinks, toilets, bathtubs, showers and tiles. All base cabinets, wall cabinets, interior doors, including bi-fold doors and related hardware. (See **REPAIRS in the Offering Plan**)

3. Window glass, excluding sash of the original windows installed by the sponsor. Windows, exterior doors and bow windows that were not installed by the sponsor. (See **EXHIBIT O in the Offering Plan**)
4. Electrical wiring not in the wall, outlets, switches, light fixtures in the unit, stove tops, wall ovens, stoves, clothes washers, clothes dryers, dishwashers, and refrigerators that were not installed by the sponsor, the electrical service panel, including the circuit breakers. Baseboard electric heaters and the air conditioning system, including the service ducts, diffusers, thermostats, and hot water heaters. (See **REPAIRS in the Offering Plan**)
5. Garage doors that were replaced by the unit owner, electrical garage door openers, pull down attic stairs, skylights, solar tubes and power exhaust fans.
6. Any fixture or items (wall lights, ceiling fans, etc.) added as a permanent part of the unit by the unit owner.

DUMPSTERS

There is a \$500.00 refundable deposit for a dumpster or POD. A dumpster or POD must be placed in the resident's driveway or parking spot and must be put on wooden skids as not to damage the pavement. Dumpsters can be no larger than a 10 yard and can be there for two or three days. Once the dumpster or POD is removed the area will be inspected and if there is no damage to the area the deposit will be refunded.

ELECTRICAL

Wiring in walls and ceilings, the original outside fixtures, not including bulb replacement, are non-chargeable items.

ELECTRICAL EQUIPMENT

All radio, television, or other electrical equipment of any kind or nature, installed or used in each unit, shall fully comply with all rules, regulations, requirements or recommendations of the New York Board of Fire Underwriters and other public authorities having jurisdiction. The unit owner alone shall be liable for any damage or injury caused by the use of such electrical equipment within the unit.

EMERGENCIES

Ambulance, Fire or Police – dial “O” OR “911”
Then dial Security – 631-744-0310 – advise the kind of emergency
Fire Alarms/Smoke Detectors – call 911

EXTERMINATING

1. The Association is responsible only for treatment of termites and carpenter ants inside the unit for which service will be provided. The cost of this service is included in the monthly Common Charges. Structural damage caused by termites or carpenter ants will be repaired by the Association.

The Association will treat for stinging insects only in areas that interfere with egress and ingress to a unit, mailboxes, utilities, and fire alarms.

2. Should it become necessary to fumigate and/or repair a unit due to neglect by its occupants or to prevent infestation of adjoining units, the Board of Directors is authorized to have the work done and will assess the unit owner for the expense incurred. Expense may be collected and enforced in the same manner as any other charge against the unit.

FINANCIAL

Additional Resident- Common charges include one person in unit. Each additional resident in unit is at a cost of \$10.00 per month (not to exceed three residents per unit).

Barcodes – Requirements to obtain a barcode:

It is recommended that all residents obtain a barcode for their vehicle(s). Administration personnel are available to place barcodes on vehicles by appointment only. Barcodes must be placed on rear window by Leisure Village personnel. You cannot transfer a barcode from one vehicle to another.

1. Applicant must be a Leisure Village resident.
2. Applicant must have a valid driver's license and current registration issued in their name.
3. Renter(s) must provide Leisure Village proof of tenancy, including license and registration.
4. Non-Resident Owners will not be eligible for a barcode.
5. A non-refundable fee will be charged for each barcode.
6. If you purchase a new car, you will be required to pay a fee for a new barcode (see schedule).
7. If your barcode is unreadable, it will be replaced at no charge.

Bulk Items – A charge of \$25.00 per item will be made for the removal of bulk items such as, but not limited to:

1. Mattress, box spring and frame: 1 item
2. Rugs, with or without padding: 1 item per room (must be rolled up & tied)

3. Any cabinet, highboy, bureau, credenza, chest of drawers, china closet, entertainment center of any like item: 1 item per piece
4. Glass mirror (must be taped): 1 item
5. Television consoles or computer: 1 item
6. Stuffed chair, couch, sofa bed, recliner or love seat: 1 item
7. 2-piece sectional: 1 item, 4-piece sectional: 2 items
8. 2 small end tables: 1 item
9. Small kitchenette table with four chairs: 1 item
10. Medium to large kitchen or dining room table with 4-6 chairs: 2 items
11. Set of shower doors (glass must be taped): 1 item
12. Air conditioner: 1 item
13. Water heater: 1 item
14. Five (5) bags or boxes is considered (1) bulk item
15. Refrigerator, washing machine, dryer, dishwasher, stove, wall oven and microwave oven: 1 item

A check payable to Leisure Village Association, Inc. must be delivered to the Administration Office. **Items are to be placed outside no sooner than Wednesday for Thursday pickup.** (The check must be received by the Administration Office no later than noon of the Wednesday prior to the Thursday pickup.)

Prices are subject to change without prior notification.

COLLECTION PROCEDURES

Chargeable Items: - All chargeable service work must be paid within thirty (30) days from the service date. In the event the charge is not paid within thirty (30) days, the owner will incur additional charges, late fees – interest and/or legal fees, which are allowed by law. (Chargeable List available at Maintenance.)

Payment of Common Charges (Maintenance Fees): - As per the provisions of Section 339-Z of real property law of the State of New York, the Leisure Village Board of Directors, on behalf of unit owners, has the right to obtain a lien against a unit for unpaid common charges (maintenance fees), as stated in the original Offering Plan. In the event said unit defaults for more than sixty (60) days, Leisure Village Association, Inc. will proceed with foreclosure proceedings against said unit.

In the event a unit owner defaults in payment of pre-determined common charges (maintenance fees) as set forth in the Annual Budget, said unit owner will incur additional charges, late fees – interest and/or legal fees, as prescribed by law.

Delinquency – A unit owner, who is delinquent in their common charge payments, may not participate in the many activities available to our residents, e.g., tickets to any affairs / trips; registration for any classes; membership in any club; use of Village bus for shopping trips; weekly movies at the Clubhouse; the golf course; the swimming pool, barcode, and will not be eligible to vote. Your vehicle(s) and guest(s) vehicles will not have access into the community.

Financial Report – The Annual Audited Financial Report of the Association will be available to all unit owners upon request at the Administration Office.

ID Cards – There will be a charge of \$10.00 for a lost Photo ID, and \$2.00 for a lost guest badge.

Offering Plan – If a new Offering Plan is requested, a charge will be made for each copy, plus the cost of postage, if any.

Penalty Charges – A penalty charge of \$25.00 will be made each month when a resident fails to pay his/her Common Charges or assessment fees within ten (10) days after the due date.

A separate charge will be made for checks returned “Insufficient Funds,” “Closed Accounts,” etc.

Rentals – A “**Right of First Refusal**” is necessary from LVA for any proposed rental. A fee of \$1,000.00 must be paid to Leisure Village Association, Inc., by the owner each time that a unit is rented. For every additional year the lease is in effect, a re-registration fee of \$500.00 will be charged. If all documentations and renewal fee are not received by expiration date an additional \$10.00 per day will be billed to your account until required documents are received. The rental packets are available in the office and on website.

In addition, if the Board of Directors sends you notification that they will not renew your lease for any reason and your tenant fails to vacate the unit by expiration of lease you will be billed \$10.00 per day until your tenant vacates the unit.

If you rent your unit without getting approval from the Board of Director and filling all the necessary documents with the village and the Town of Brookhaven, you will be fined accordingly.

Rules and Regulations (Blue Book) – When selling a unit, the owner is required to return the Amended By-Laws Policies Rules and Regulations book. There will be a \$25.00 charge for unreturned books.

Telephone Directory – A charge of \$10.00 will be made to any resident requesting a Telephone Directory replacement.

Transfer Fee – A transfer fee of \$400.00 must be paid by the seller to Leisure Village Association, Inc., when the title of a dwelling unit is conveyed to a new owner. This fee will be due before clearance for closing is issued. This fee has been established to cover services rendered by the Treasurer’s Office in the transfer of property, including the “Right of First Refusal Form” and certification of the account.

Fee for Broken Gate Arm/Equipment – A fine of \$500.00 will be charged to anyone who breaks a gate arm. Any additional costs for direct replacement of any gate equipment damaged will be billed to the vehicle operator.

FORMS

Access to unit – This form is filled out by owner in the event of death or incompetency. It allows us to confirm who has access to an unoccupied unit. It should be periodically updated.

Key Receipt – All residents are strongly urged to keep an extra key at the East Gate. This will permit access to the unit in the event of an emergency, and also to permit access for fire/smoke alarm inspection, which is mandated by law.

Move-In – The new owners must call the Treasurer's Office two (2) days prior to the closing date to arrange for entrance into Leisure Village. At that time, a date will be made for registration and orientation. It's important to PLAN AHEAD. The Treasurer's Office is CLOSED ON WEEKENDS AND HOLIDAYS. Telephone the Treasurer's Office between the hours of 8:00 a.m. to 4:00 p.m. (closed for lunch 12 noon to 1:00 p.m.) to schedule a registration and orientation appointment.

Move-Out/ Sales packet - A Sales Packet will be provided to both parties of the sale of a unit in the Village. The instructions for the seller/ purchaser are provided in the packet. In order to receive clearance to close on a unit, the packet must be completed and any monies owed to the community must be paid in full.

Visitor's Access- Residents may allow guest(s) entrance through the East gate without a prior phone call by completing form in the Administration office. The form must include the full name of guest. Any subsequent additions or deletions to the form must be updated at the Administration office.

Winter Address – A Winter Address form must be completed by residents leaving Leisure Village for an extended period of time.

GARBAGE PICK-UP

Village-wide Monday and Thursday. Garbage, in authorized container (one 32 gallon can with cover), should be out the evening before to ensure pick-up.

Units with Garages – Garbage containers must be kept in garages. On garbage pick-up days, container must be placed curbside at the end of the driveway.

NO PAIL - NO PICK UP!

Units without Garages – Garbage will be picked up when put in an in-ground garbage pail.

All units:

Trash –Removal of construction debris is the resident’s responsibility. It **will not** be collected by the refuse contractor. Depositing trash in the Maintenance area or at the Clubhouse is prohibited.

Recycling and Newspapers – The recycle container will be strictly for the removal of all recyclables and newspapers and must be kept indoors. The container is to be placed curbside at the foot of your driveway (units with garages) or at the foot of your front walk (units without garages) on pick up days. **NO PLASTIC BAGS!!!** See Topics for days.

Corrugated Cardboard Cartons – Broken down and tied with twine. **NO PLASTIC STRING.** See Topics for days.

Caution – If any of the above procedures are not followed, the contractor will not pick up your refuse. **DO NOT** call Maintenance if you missed your pick-up that day. You must hold your refuse until the next pick-up day. **NO EXCEPTIONS!!!** Once the carting contractor completes the pick-up schedule, he departs Leisure Village, and will not return due to heavy workload.

Garbage Receptacles – If the in-ground sleeve and lid must be replaced, there is no charge to the resident.

HOLIDAY WEEK GARBAGE SCHEDULE

If a holiday falls on a garbage or recycling pick up day, the schedule for that week will change. **Please refer to the calendar in the “Topics” each month.**

INSURANCE

It is strongly recommended by Leisure Village Association that unit owners purchase and maintain adequate Condominium insurance.

KEROSENE HEATERS

According to New York State Law and Brookhaven Township Ordinance, any type of kerosene heater is prohibited in multiple dwellings.

KEYS

1. A duplicate key should be given to Security. They will provide a key receipt. This will permit access to the unit in the event of an emergency and **permit access for fire/smoke alarm inspection**, which is mandated by law. **Under no circumstances will a duplicate key be given to anyone but the owner or resident.**

2. If any key or keys to a unit are entrusted by a unit owner or occupant, or by any member of their family or by their agent, to security, the delivery of the key shall be at the sole risk of such unit owner or occupant. Leisure Village or security shall not be liable for injury, loss or damage of any nature whatsoever, directly or indirectly, resulting therefore or connected therewith.
3. If Security is not furnished with a duplicate key, and forced entry to a unit is necessary, the cost of repair and/or replacement shall be the responsibility of the unit owner.

LAWN SPRINKLER SYSTEM

The lawn sprinkler system is maintained by the Association. Residents and guests are not permitted to tamper with the sprinkler system and controls. Anyone causing damage to the system will be responsible for repair costs. For any malfunction of the sprinkler system, call the Maintenance Department at (631) 744-0434.

LOCKS

All locks to units will be replaced at the owner's expense.

MAIL BOXES

Mailboxes will be repaired or replaced, as needed, by Leisure Village Association.

MAIL DELIVERY TO HANDICAPPED

A resident with a physical disability must apply to the Post Office for mail delivery to their door. If approved by the Post Office for home delivery, a resident will have a mailbox properly mounted in the three-foot area by Leisure Village Association at a cost to the owner.

MAINTENANCE

The Association will provide the following services which are included in your Common Charges:

Maintenance of the common grounds, walks, roadways, and all other common elements, and all of the community and recreational facilities of the Association.

EXCEPTION – THREE FOOT (3) AREA: Maintenance by the Association does not include weeding or other care of flower beds within the three (3) foot area adjacent to units.

With Reference to the Three Foot (3) Area:

1. No trees or large shrubs will be permitted.
2. All shrub, bushes, and ground cover are to be kept at least one (1) foot from the walls of each unit.
3. All plantings in front of windows must be one (1) foot from building and no higher than windowsill. All other plantings must not exceed height of the soffit.
4. All shrubs and bushes are to be kept trimmed in a natural or molded look.
5. All shrubs, bushes and ground cover shall not intrude beyond three-foot area.
6. Area must be kept weed free.
7. Storage/ storage containers and fencing is not permitted.
8. The only mulch permitted is Stable to Soil.
9. Irrigation is not permitted to be installed in three-foot area.

NOTE: The Maintenance Department should be notified if a unit owner needs to have their three (3) foot area planted with grass seed for future mowing.

NON-CHARGEABLE AMENITIES

Painting – Exterior – Original exterior doors, original garage doors, woodwork, storage room door in Etons and Greenbriars, outside railings, garbage can lids, fresh air intake vents and fire alarm gongs.

Plumbing – Repairs to piping in walls, under slab, and outside faucets are covered by the Leisure Village Association. (Repair or replacement of floor coverings, paint and wall coverings are the owner(s) expense.) Any repairs caused by negligence of owner or resident are chargeable.

Roof – Cleaning, repair/replacement of gutters, leader, and roof vents. Repair and/or replacement of the entire roof.

Siding- Cleaning, repair/replacement of siding.

OFFICE HOURS – MONDAY THROUGH FRIDAY

All offices open 8 a.m.-4 p.m.

Holiday closings will be announced in the monthly newsletter “Leisure Topics” and CCTV

PETS

Leisure Village has a one pet policy that is strictly enforced for resident owners. Renters are not permitted any pets.

Effective, January 1, 2022, any new resident moving into the community cannot have a dog that exceeds 25 pounds. Residents who have lived in here prior to said date may keep their dog. However, once that dog is gone, they cannot replace with a dog that exceeds 25 pounds. All dogs must have a current Town of Brookhaven dog license.

Any pet that attacks any person or another animal in the community can be removed at the discretion of the Board of Directors. Any pet that attacks another person or animal at the Association or has been deemed by the Board of Directors to be dangerous to residents of the Association or is otherwise causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the Association upon three (3) days written notice from the Board of Directors.

1. Adherence to Schedule A to By-Laws, Rules and Regulations of Leisure Village Condominium, Section 4 as amended above. Failure to comply will result in a fine (see schedule). A monthly fine will be charged until the additional animal(s) are removed (see schedule)
2. All dogs and cats must be kept on 6' leashes when being walked outside. At no time are they to be leashed and left alone outside. Retractable leashes are prohibited.
3. The pet must be curbed and the droppings picked up, carefully bagged and deposited in the owner's garbage can. (Do not deposit bags in toilets or catch basins.)
4. The pet owner shall register the pet in accordance with the local laws and requirements. (License)
5. The pet owner warrants that the pet has no history of causing physical harm to persons or property, such as biting, scratching, chewing, etc.

In the event of a violation of any of the foregoing rules, the Board of Directors shall have the right to require the pet owner to immediately remove the pet from the Village.

PARKING REGULATIONS

1. The Board of Directors shall assign one individual parking space to unit owners or occupants of units without garages. **Effective May 31, 2021, only one vehicle per resident per unit is allowed to be kept in the community for anyone moving into the community after said date. If you moved into the community prior to May 31, 2021 you will be able to keep your additional vehicle (s).**
2. Overnight parking is prohibited on Bridgewater Drive, Woodbridge Drive, Recreation and Administration parking lot. Only vehicles employed by Leisure Village Association, during a snow event or club sponsored trips, shall use the Administration parking lot.
3.
 - a. Parking in front of fire hydrants, bus stops, mailboxes, blocking walkways or in a no parking areas (painted yellow curbs) is prohibited. **One side of the street parking is required in order to prevent the impediment or movement of other vehicles.**
 - b. A displayed handicap tag is required to park in a handicap space.

4. Unregistered vehicles, commercial vehicles, trailers, campers and buses cannot be stored or parked overnight on Leisure Village property. These vehicles will be towed at the owner's expense.
5. Repair and maintenance on any vehicle(s) is prohibited on Leisure Village property.
7. All vehicles are to park head in ONLY, at all non-garaged parking spaces that are located in front of a building.
8. **Garage units** are for vehicles, not additional living space or storage. You must park your vehicle(s) in your garage/driveway. If you have a short driveway, you **MUST** park one vehicle in garage and may park an additional vehicle in street. For **non-garaged units**- if you own one vehicle, the vehicle must be parked in your assigned spot at all times. Additional vehicles must be parked in unmarked spots or street only if no parking spots are available.

PARKING REGULATIONS ENFORCEMENT

1. Security will issue tickets to illegally parked cars. The Association will levy a fine (see schedule) for the following parking violations: parking at a fire hydrant, bus stop, mailbox, SP spaces, blocking walkway and non-parking areas.
2. The Association shall have the authority to remove a vehicle. The owner shall be responsible for all towing and storage charges and shall not hold the Association responsible for any damage to the vehicle resulting from its removal.

PERMITS

Nothing shall be done in any unit which will impair the structural integrity of any building or which would structurally change any of the buildings without the consent of the Board. Permission will be granted only after the review and Board approval.

If the homeowners permit is denied, there is a right of appeal upon written request to the Board of Directors.

All contractors working in the community must file a copy of their license and current liability insurance with the Administration Office. Damages incurred by contractors will be the responsibility of the homeowner and contractor.

Electrical wiring and plumbing installed within the walls or under the concrete slab of the unit are part of the common elements. Changes or additions to these facilities must conform to current town codes and require a permit.

Air Conditioning Systems

Servicing, repair or replacement of air conditioning systems will be at the expense of the unit owner. If an air handler is relocated a permit is required with a sketch showing the relocation.

Attic Stairs

Installation of attic stairs requires a permit with a sketch.

Garage Doors

There is a non-chargeable repair of the original wooden garage door and hardware. Service or repair of automatic door opening devices are at the owner's expense.

Policy for New Vinyl Garage Doors:

3. A permit is required for homeowners who are replacing a garage door.
4. Replacement must be a two-window insulated white door.
5. Reattachment of the garage door opener and sensors are the responsibility of the contractor replacing the door.
6. The Administration Office will provide information regarding any rebate program available.
7. The vendor will remove and dispose of the old door.
8. The homeowner shall be responsible for any maintenance or repair on the new door.

Patio

A permit with a sketch showing dimensions will be required for any patio installations. Patios must be constructed of pavers over RCA. Concrete patios are prohibited.

Plumbing

A permit is required for the following items and is to be completed by a licensed and insured contractor. Leisure Village is responsible for all original underground plumbing repair of pipes. If necessary, removal or replacement of existing cabinets, countertops, flooring, tubs or tile walls is the responsibility of the homeowner.

1. New dishwasher installation – (Not Replacement)
2. Tub to shower conversion
3. New outside faucet
4. Sink relocation in conjunction with bath or kitchen remodeling

Porches

Porches shall be maintained and repaired, by the unit owner at their own expense, as per Article VI Section 10 of the By Laws of Leisure Village Condominiums. Exterior door must be white full view or one (1) panel door to match dimensions of jalousie storm door.

Original Porch Structure Replacement

A permit must be filed. Porch replacement windows must be double hung white windows with grids, the same size as the jalousie windows.

They must be reinstalled at the exact height and location of previous windows. The same number of windows being removed must be replaced. No partial replacements. **All material must be rot and insect resistant.**

Ramp Installation

A permit is required with a sketch. All ramps must be portable. Homeowner is responsible for removal when no longer required.

Rear Door Installation

A permit is required for the installation of a rear door in any condo unit. The contractor must provide a sketch showing the exact work to be performed. Any electrical work must adhere to current codes.

1. A separate permit is required for the installation of a paver walkway to the parking lot.

Storm Door

A permit is required for replacing a storm door. Replacement must be white full view or a one (1) panel storm door.

Solar tubes

A permit with a sketch is required to install a solar tube.

Windows (Bow)

A permit is required with a sketch. The Association will reimburse the owner \$825.00 for replacing an original bow window. The bow window must have the same appearance as the original window with three fixed windows in the middle and two open casement windows one on each end.

Windows- (Other)

A permit is required with a sketch. Replacement windows will be the same number of “lights” as in the original.

SECURITY

The East Gate has two (2) entrance lanes, one for residents with barcodes (right side) and the other for guests and trades people (left side). The West Gate is for residents with barcodes only. All visitors entering the community must show their driver’s license. Non licensed drivers will not be permitted entry.

1. Non-Resident owners must show driver’s license and red ID card.
2. Federal Express, Pharmaceutical, Amazon, Pea Pod, United Parcel Service, Utilities, Process Servers, florist or Sheriff’s Officers are automatically admitted without notification to residents.
3. **East Gate Security maintains a secured inventory of resident keys for emergency purposes ONLY.**
4. Real Estate agents must have written permission from the unit owner filed with the Administration office to gain access. No keys will be supplied by security.
5. The East Gate entrance is manned twenty-four (24) hours a day, seven (7) days a week.
6. The West Gate is automated for barcoded vehicles only.

SMOKING

Smoking is prohibited in common areas of multiple-dwelling. [Added 11-17-2015 by L.L. No. 37-2015; amended 11-22-2016 by L.L. No. 34-2016]. This law is enforced by the Suffolk County Department of Health Services.

SNOW REMOVAL

1. At two inches snow removal will begin for main roads, followed by connector roads, then driveways, and parking areas. One cleared route for each unit will be provided. Units with driveway entrances will have the kitchen door designated as

the primary entrance. Garages with kitchen access are considered primary entrance.

2. Snow Removal operations for Greenbriar and Eton walkways will begin when snow depth in Leisure Village reaches one inch. Rear doors installed by homeowners will not be serviced.
3. All vehicles must be removed from the streets prior to an impending snow storm. Violators may be towed at the owner's expense.

PLEASE NOTE: A Priority Snow Removal List is maintained for residents with special health needs such as radiation, hemodialysis or chemotherapy, verified with a doctor's note.

If a need arises for an ambulance, fire apparatus, or police assistance, please notify East Gate Security 631-744-0310 who will alert the Snow Removal Contractor to provide immediate access to the unit. Then follow procedure as outlined under "EMERGENCIES". For ambulance, fire, or police dial "O" or "911". Then dial Security 631-744-0310.

STOPPAGES / SEWER BACKUP

The homeowner is responsible for any back-up within the unit to the outside trap. Suffolk County Sewer Authority is responsible from the outside trap to the sewer line.

If you engage the services of an outside contractor, you will be responsible for the cost, whether the back-up is inside or outside the trap.

TELEVISION

1. The cost of basic tv (cable service) is included in monthly common charge service.
2. The resident is responsible for cost of cable boxes and additional add on services.
3. If there is a loss of service, the resident should call Optimum/ Altice directly and furnish them with your account number.

TRAFFIC REGULATIONS

1. NY State traffic laws must be adhered to when driving in the community.
2. All persons operating motor vehicles on the streets in the Village shall possess a valid driver's license.
3. Fines will be incurred for any violations.

TREES

1. No unit owner or occupant shall plant any trees, bushes, shrubs, or other plantings on any portion of the common elements.
2. Live trees are removed only at the authority of the Board of Directors.

TRUCKS

Construction company trucks or moving trucks will not be admitted into Leisure Village before 8:00 a.m.

UNITS

1. There shall be no obstruction of the common elements.
2. No personal items are allowed in Common Area.
3. Each unit owner is obligated to maintain and keep in good order and repair their own unit in accordance with the provision of the Condominium Bylaws and in compliance with fire and safety regulations.
4. No sign, awning, canopy, shutter, or radio or television antenna shall be affixed to or placed upon the exterior walls or doors, roof or any part thereof or exposed at any window.
5. Nothing shall be done in any unit, or in, on or to the common elements which would change or impair the structural integrity of any building.
6. No clothes, sheets, blankets, laundry, or any kind of other articles shall be hung out of a unit or exposed in any part of the common elements. The common elements shall be free and clear of rubbish, debris and other unsightly materials.
7. No industry, business, trade, occupation, or profession of any kind (commercial, religious, educational or otherwise) shall be conducted, maintained, or permitted on any part of the property.
8. No For Sale, For Rent or Political signs are allowed on any part of the property.
9. Each unit owner shall keep their unit in a good state of preservation and cleanliness.
10. No unit owner or occupant, or any of their agents, servants, employees, licensees, or visitors shall at any time bring into or keep in his unit any inflammable, combustible, or explosive fluids, materials, chemicals or substances.
11. Unit owners shall not cause or permit any unusual or objectionable noise or odors to emanate from their units.

12. No noxious or offensive activity shall be carried on in any unit, or in common elements, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other unit owner or occupants. A resident who violates the nuisance law will be fined \$100.00. Depending on the offence, further action may be taken

UTILITIES

Leisure Village Association is responsible for the payment of all utilities for all the Association buildings, the walkway and streetlights.

Residents are responsible for their own electric, water and sewer bill.

VIOLATIONS

Each owner, tenant or occupant of a unit shall comply with the provisions in the “Offering Plan” of the Condominium together with the “Amended by Laws, Policies, Rules and Regulations” of Leisure Village Association, Inc. Failure to comply therewith shall be grounds for action to obtain lawful relief.

WATER HEATERS

Repairs and/or replacements are at the owner’s expense. The Association will not be responsible for any damage caused within the unit or property damaged within adjacent units by defective or malfunctioning heaters.

WORK ORDERS

Call Maintenance for routine maintenance work. Obtain a work order number. All work orders will be handled on a prioritized basis. Work orders that are associated with common areas such as gutters, trees, concrete, paintings, lawn etc. will be addressed as program work by the maintenance department or authorized contractor.

No chargeable work orders will be performed on any unit that is in arrears.

All chargeable work order request must be submitted by homeowners.