



Rules & Regulations for Owners and Guests Condominium & Town House Units

Animals:	Other than service animals, only unit owners are permitted to have animals in any unit. Feeding of birds, animals, or fish by throwing food from balconies or decks is prohibited.
Auto Parking:	Each condominium is provided an assigned parking space in the garage under the building. Additional spaces are provided in the parking lot directly in front of the Blue Marlin Condominium building. Each town house is assigned two parking spaces directly in front of the unit. ¹ Additional spaces are provided at either side of the pool area
Balconies, Decks, Porches, & Walkways:	Items such as towels, bathing suits, rugs, other clothing, wind socks, or wind chimes shall not be hung over a balcony, deck, porch, or walkway railing. Rugs shall be removed from balconies and decks by November 1 st , and shall not be placed down before May 1 st of each year in order to protect the surface from the effects of freezing. It is forbidden to throw items such as cigarette butts, food, ice, water, trash, or other objects from a balcony, deck, porch, or walkway railing. Ice and water from coolers shall not be dumped on balconies, deck, porches, or walkways. Items such as trash, furniture, appliance, baggage, etc. shall not be dragged upon balconies, decks, porches, or walkways. An Ocean City ordinance prohibits grills of any type to be used on balconies, decks, porches, walkways, or garages. Grilling is only permitted 20' away from any building.
Noise:	Ocean City ordinance prohibits any loud or disruptive noises between the hours of midnight and 7am that can be heard within 50 feet of any condominium or town house unit.
Signs:	No signs or advertising of any kind may be posted without prior approval from the Board of Directors.
Trash:	Household trash shall be collected in an appropriate leak-proof bag, and placed into one of the bulk trash containers located throughout the community. Trash bags may not be placed on a balcony, deck, porch, or walkway. Owners, guests, and renters shall observe Ocean City ordinances regarding bulk item pick up (furniture, appliance, mattresses, etc.). Such items are not to be left at a bulk trash container prior to making arrangements for its pick up by the city. Owners, guests, and renters shall clean up any trash that spills or leaks from a container being carried to a bulk trash container.
Rental:	Occupancy is limited to 8 persons in a three bedroom unit, and 6 persons in a two bedroom unit. No condominium or town house unit may be rented to, by or for the use of any person or group of persons unless an adult person is physically present on the premises at all times, day and night, during the period of rental. No condominium or town house unit may be placed into rental whose owner or agent has not first obtained a valid mercantile license from the town of Ocean City as mandated by O.C. Ord. #972, § 4.
Winterization:	Owners are encouraged to turn off the water supply and set heating level to no less than 50 ^o f in units that will not be occupied over winter months. The association's property management service will be instructed to check and adjust temperatures when extreme cold is anticipated.

¹ Town House Unit 6-A's second parking space is directly adjacent its rear deck.