

Sandpiper Dunes Condominium Association, Inc.

P.O. Box 5429
Ocean City, Maryland 21843
One Stop Property Watch – (410) 213-0313

RULES AND REGULATIONS - RENTERS

GENERAL RULES AND REGULATIONS GOVERNING COMMON AREAS

1. Excessive and/or disturbing noise is prohibited at all times.
2. Skateboarding and in-line skating are prohibited on the property.
3. Nothing shall be hung from any balcony or common walkway railing or on exterior walls, including towels, clothing, or blankets or flower pots, signs, or decorative items. Clotheslines cannot be strung on balconies. Flags are prohibited, except that the American, Maryland or Ocean City flag may be displayed from a private balcony using an association- approved flag mount that is attached in a manner that does not puncture the walls or railings. By law, an association must allow the display of the American flag. However, it is important that the walls and railings not be damaged with holes that will allow water to enter.
4. Balconies must be kept neat and free of rubbish.
5. Nothing may be stored on the common walkway at the unit entrances. Beach furniture, toys and shoes must be kept inside the unit. A door mat, in good condition, may be kept at the entrance of the unit.
6. Door mats must be stored inside units during the winter months and/or when units are not occupied to avoid being blown about by strong winds. All deck furniture must be stored inside units during the winter months when units are unoccupied, unless a unit is equipped with storm shutters that are kept closed when the unit is not occupied. When there is a hurricane or severe wind-storm, there is not enough time to remove balcony furniture from all units in addition to all other storm preparation activities required to prevent property damage.
7. The use of fuel-fed devices such as kerosene or propane heaters or barbecue grills and other items that create a fire hazard is prohibited. These types of items cannot be stored upon the premises.
8. Throwing objects off balconies and common walkways is prohibited. This includes cigarette and cigar ashes and butts. Cigarettes should not be extinguished on the siding, railings, or walkways. Do not feed the birds or pigeons. Nothing can be swept or allowed to flow off of a balcony or walkway. Feeding birds is prohibited. Pigeons are significant problem in Ocean City. Feeding them encourages roosting and the exterminating of an established population is unpleasant for everyone.
9. The following rules and restrictions concern pets:
 - A. Only owners or their immediate family members are permitted to keep pets.
 - B. Owners are responsible for damages caused by their pets, either to units or to the common elements.
 - C. Pets shall not be permitted to roam about the property and must be in the presence of the owner and leashed at all times.
 - D. Pets shall not be left unattended on balconies or chained outside the unit on walkways or on the common grounds. Owners must ensure that their pets do not create a disturbance for others. Many dogs bark constantly when left alone in condominium units.
 - E. Owners are responsible for picking up, removing and disposing of pet waste materials in a sanitary manner.
 - F. If an owner is taking his or her pet onto an elevator that is occupied by others, the pet owner is expected to ask if anyone objects and to wait for the next available elevator if there is an objection. Some owners are allergic to animals and some are afraid of animals. This is a courtesy that should be extended to other owners.
 - G. Pit Bull dogs of pure or mixed breed may not be brought to or kept within Sandpiper Dunes property at any time by owners or guests.
 - H. **Please note that pets are prohibited in rental units. Violations of the rental agreement may be cause for eviction.**

10. Rubbish must be packaged in tied-off plastic bags and promptly disposed of in the trash chute located at the southwest end of the hallway. Rubbish may not be left outside units on the common walkways, at the unit entrance, or on private balconies for any period. Items or large bags that will not fit in the chute cannot be left on the walkway. These items must be taken downstairs to be placed in the dumpster. Please do not try to force items into the chute – this will clog the trash chute and cause trash to back-up in the chute.
11. Large household items, furniture, mattresses and appliances cannot be placed inside the dumpster. Unit owners are required to have large household items removed from the property at their own expense. The Town of Ocean City provides bulk trash pick up at a reasonable cost. Unit owners who wish to place large items for collection must notify the property manager, who will arrange for the bulk pick up and bill the unit owner accordingly. Large household items should be left at the dumpster area after consultation with management staff as to the location.
12. Commercial signs and commercial real estate signs are prohibited anywhere on the property, and cannot be displayed on common area or balcony railings or inside the windows of the units. Violations shall be cause for management to remove signs.
13. Smoking, including the use of any tobacco product or electronic cigarettes/vaping, is prohibited in all general common areas except the parking lot. General common areas include: floor walkways, elevators, garden areas, stairwells, and sidewalks.

PARKING REGULATIONS

1. Parking spaces are assigned. Park only in your designated parking space/s.
2. Parking permits are required at all times and are to be displayed in a visible location from the exterior of your vehicle.
3. Weekly or temporary guests must display a temporary parking permit. The parking permit must provide the following information: the name of the real estate company or property manager, the date upon which the parking permit is valid, a contact phone number for the real estate company, and the unit number. This information must be printed legibly on a pre-printed form supplied by the real estate company.
4. Owners who rent their own units must print a parking pass which incorporates the Sandpiper Dune logo and provides all of the information contained on the weekly or temporary guest parking permits described in item 3 above. The Sandpiper Dunes logo will be provided to the unit owner by the manager.
5. Vehicles that are parked in violation of the rules are subject to being towed from the property at the violating vehicle owner's expense.
6. The manager is authorized to tow all vehicles that are improperly parked as outlined in the Association's towing policy.
7. Owners who encounter another vehicle parked in violation of the rules must contact One Stop Property Watch at (410) 213-0313.
8. Vehicles must park within designated parking spaces. Vehicles cannot block ingress or egress to the parking lot area, to the dumpster or to other parking spaces. Vehicles are not permitted to be parked in or to block the designated fire lane.
9. Trailers, campers, house trailers, boats, boat trailers, jet-skis or jet-ski trailers are prohibited from parking in the parking lot area. Commercial vehicles are prohibited from parking on the lot for more than 12 consecutive hours without permission of the Manager. Vehicles without current registration stickers are not permitted on the property. Vehicles cannot be left in a parking space to be used as storage.
10. Oil changes and vehicle maintenance (other than the changing of flat tires) are prohibited in the parking lot. Abandoned or disabled vehicles are not permitted. The washing of vehicles is prohibited.
11. Park vehicles head-in only, so they do not overhang the lawn, landscaped areas or shrubbery. Heat and fluids can damage plants and grass.

POOL AREA RULES AND REGULATIONS

1. There is no lifeguard on duty. Swim at your own risk.
2. The pool can be closed by the manager, security staff or on-site staff at any time to protect the health, safety or welfare of the owners and guests of Sandpiper Dunes.
3. The pool is closed at the first sign of thunder or lightning and cannot be re-opened for use for 30 minutes after the last sign of thunder or lightning. In the event of a summer storm, everyone must leave the pool area.
4. Pool hours are posted at the entrance to the pool. The pool is not to be used at other times. Pool hours can be changed at anytime at the discretion of management.
5. Use of the pool is restricted to owners and their guests. Pool tags are required and must be in your possession at all times when in the pool area. Pool use is monitored and you may be asked to provide your pool tag. Owners and guests who do not have a pool tag will be required to leave the pool area.
6. Owners and guests are prohibited from opening the pool entrance door for others. The intent of this rule is to prevent owners and guests from opening the pool door to allow those who do not belong in the pool from entering.
7. The pool entrance gate may not be wedged or propped open for any reason for any length of time.
8. Children under the age of 15 must be accompanied and supervised by an adult inside the pool enclosure at all times.
9. Small floatation devices are permitted provided they do not interfere with the pleasure of others utilizing the pool. Rafts, large floatation devices, and boats are not permitted.
10. An adult must accompany any non-swimmers into the pool water, even if the non-swimmer has been provided with a floatation device.
11. Plastic pants or Swimmies are required for all children who are not toilet trained or who are in diapers. It is essential that all accidents of an unsanitary nature be reported to management. In the event of an accident of this type, the swimming pool must be closed for a 24-hour period and treated with chemicals to prevent contamination of others.
12. There is to be no diving, running, roughhousing or ball playing within the pool enclosure.
13. Glass containers are not permitted inside the pool enclosure. Broken glass inside the pool enclosure will cause the pool to be closed for preventive maintenance.
14. Battery-operated radios and stereos may be used in the pool area, but all guests are expected to keep volumes at a minimum. Sandpiper Dunes is located in a family-oriented resort area, so please do not play music that is not suitable for young children unless you are wearing headphones. Upon the request of Sandpiper Dunes management, music must be turned off and radios and stereos must be removed from the pool area.
15. Pool furniture cannot be removed from the pool enclosure.
16. Trash must be disposed in a proper container.
17. Smoking, including the use of any tobacco product or electronic cigarettes/vaping, is not permitted within the pool enclosure.
18. Pets are not permitted inside the enclosure or in the pool water.
19. To ensure safety and equitable usage of the pool during peak usage days or when the pool area is overcrowded, the maximum number of occupants per unit in the pool area shall not exceed four for a one bedroom unit, eight for a two bedroom unit, and twelve for a three bedroom unit.

EMERGENCIES

1. All emergencies should be reported to One Stop Property Watch at (410) 213-0313.
2. In the event of fire, dial 911. The physical location of Sandpiper Dunes is 5801 Atlantic Avenue, Ocean City, Maryland 21842.
3. In the event of a fire, emergency evacuation instructions are posted at the location of the stairwells and elevator. Do not use the elevator if there is a fire. Residents and guests must exit the building by using the stairs. If a handicapped person is unable to use the stairs, s/he should wait at the stairwell entrance for assistance.
4. In the event of a water emergency, turn off the water main located inside your unit. If the water appears to be originating from the unit above you, go up to that unit and ask the owner or guest to turn off the water at the water main located inside that unit. Then contact One Stop Property Watch at (410) 213-0313 for further assistance.

5. In the event of an elevator emergency, lift the telephone handset located on the front wall of the elevator. The telephone will automatically dial an emergency service number.
6. Management:

One Stop Property Watch, Inc.
505 Dueling Way
Berlin, MD 21811

(410) 213-0313 Office
(410) 251-7286 Emergency After-Hours
(410) 213-8061 Fax

7. Emergency Services: DIAL 911

Revised 050717