

BEACHMARK CONDOMINIUM ASSOCIATION HOUSE RULES AND REGULATIONS

OCCUPANCY: Ocean City codes allow a maximum sleeping capacity of 6 people in a one-bedroom unit and a maximum of 8 people in a two-bedroom unit.

PARKING:

- Parking spaces are designated by condo number for use by individual owners or their renters.
- All vehicles parked on Beachmark Condominium property must display a valid Beachmark Condominium parking permit.
- Owners' permits must be affixed to the lower right-hand corner of the windshield.
- Red parking permits must be hung from the rear-view mirror with the unit designation facing the windshield.
- Unauthorized and vehicles not displaying a valid permit will be towed.
- The condominium is not responsible for theft or damage to parked vehicles.

SMOKING: Except for the parking lots, smoking is prohibited in all common/public areas which includes the stairwells, lobby, laundry room, West walkways, restrooms and the pool bridge.

LUGGAGE CARTS: Carts are not to be taken into units and must be returned to the lobby immediately after use.

CONDOMINIUM PROPERTY: Owners are responsible for their guests and renters and can be held liable for any damage or defacement of condominium property.

LOUD NOISE: In accordance to Ocean City's public noise ordinance, loud voices, radios, televisions and stereos are to be kept modulated between the hours of 11 PM and 8 AM.

TRASH: Trash must be bagged before disposal in the trash chute located next to the elevator. Use of the trash chute is limited to the hours between 9 AM and 9 PM. For disposal of large household items, such as appliances, furniture and bedding, call Ocean City Bulk Pick-up at 410-524-0318.

OCEAN SIDE BALCONIES and WEST SIDE WALKWAYS:

- No towels, clothing, bedding, signs, etc., are to be hung from the railings at any time.
- Birds are not to be fed from the balconies and walkways.
- Trash, cigarettes, food, etc., must not be thrown from the balconies and walkways.
- Radios, televisions and stereos must not be used on the balconies and walkways.
- A Fire Regulation requires that walkways be free of personal items at all times.
- State, County and City fire regulations forbid any type of open fire (Hibachi's or barbecue grills) on balconies and walkways.

HURRICANE SHUTTERS: East side hurricane shutters must be closed during severe weather and when the unit is unoccupied for more than 24 hours.

LAUNDROMAT: Excess sand must be removed before using the machines and items must be promptly removed upon cycle completion. Report failures to Mann Properties at 410-289-6156.

PETS: Pets are not permitted in rental units. Owners' pets must be on a leash in common areas and excrement must be cleaned up immediately. Incessant barking shall be considered a violation of the noise ordinance and will not be tolerated.

ATTENDANTS: Service personnel receive instructions from Mann Properties and the Board of Directors. They are instructed not to take orders from others. Report issues or suggestions to Mann Properties or the Board of Directors.

NOTE: See separate Beachmark Condominium Pool Rules and Regulations at www.beachmark.org.