

The Bluffs at Baiting Hollow

780 Route 25A

Rocky Point, New York 11778

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UNIT RENTAL RULES AND GUIDELINES

- 1.) NOTICE OF OCCUPANCY - The Management company must be notified of the occupancy of anyone other than the unit owner, if they are residing in the unit (without the unit owner present) for a period of longer than 30 days. (This includes family members.)
- 2.) BOTH TENANT AND UNIT OWNER MUST SUBMIT APPLICATION (Available on our Bluffs website)
- 3.) RIGHT OF FIRST REFUSAL - If a unit is to be rented, our By-Laws stipulate that the Board has Right of First Refusal for any tenant. Therefore all applications must be approved first by the Board of Directors.
- 4.) RIVERHEAD TOWN PERMIT REQUIRED - Our House Rules state that the permit must be applied for the unit to be rented, and the certificate must be on file in the Management office
- 5.) LEASING TIME PERIODS- Unit owners are permitted one rental per calendar year. As per the Bluffs By-laws no lease shall be for a term of not less than six months, and no longer than 1 year. A new lease must be approved if the tenant is to stay more than 1 year. Leases may not be amended, modified or extended without the prior written consent of the Board of Directors in each instance. All lease agreements must be on file in the Management office
- 6.) TERMINATION OF LEASE- The Board of Directors shall have the power to terminate such lease and/or bring summary proceedings to evict the tenant in the name of the landlord in the event that the tenant is in violation of the By- laws and/or house rules which includes inspections and the required paperwork be on file in the Management office.

7.) PETS- Under no circumstances are any tenants allowed to harbor any pets or visiting pets.

8.) \$500.00 SECURITY DEPOSIT - This refundable deposit, paid to the Management Company will insure that fines for any violations of the House Rules or By-Laws by the Tenant or the Unit Owner, during the tenant's occupancy, will be covered up to \$500. The unit owner is responsible for all actions of the tenants

9.) SUBLEASING - Subleasing is not permitted

10.) UNIT USAGE - Use of unit is **restricted to single family residential purposes** only

11.) UNIT OWNERS MUST BE IN GOOD STANDING --No unit owner shall be permitted to convey or lease unit unless he/she shall have paid in full to the Management Co. all unpaid Common Charges and Special Assessments heretofore assessed against such unit and shall have satisfied all unpaid liens levied against such unit.

12.) PARKING- Parking spaces for all rentals are limited to two (2) parking spaces only, one numbered space belonging to the unit, and one unmarked space. Secondary cars, those not used as often, should be parked in the numbered spot of the unit. No motorcycles or commercial vehicles are permitted to be parked on the Bluffs premises overnight.

All unit owners that rent their unit temporarily transfer their amenity rights to the renter and can no longer use the community amenities.