

THE BLUFFS AT BAITING HOLLOW

780 Route 25A

Rocky Point, New York 11778

Telephone (631) 403-4256

Facsimile (631) 331-1232

foxhillcondos@aol.com

Checklist for Move-outs

- Downstairs utility room must be emptied of homeowners/tenants belongings.
- Eighty percent (80%) of the floor area of each unit (excluding kitchen, pantry, bathrooms, closets and foyer) must be covered with carpet or rugs or equally effective noise reducing material
- Upper unit has attic that must be checked and verified that it is empty
- Satellite Dishes are not permitted
- All front doors should be solid white. Front doors can have half glass if the resident has submitted a written request for such.
- Please check to see that all drains and plumbing are working properly.
- Rear fire exits and stairs must not be obstructed in anyway.
- By-law book must be turned over by previous owner at closing or \$125.00 replacement fee will be imposed
- Pool and beach gate keys must be turned over to the new owner.
- Check kitchen sink for garbage disposal (not allowed)
- Front and back decks must be returned to the original clean conditions, free of things attached on the rails, building or deck.
- The exterior door to the master bedroom and the boiler room must be in good condition.
- Smoke alarm and carbon monoxide detectors should be in working condition.
- Conversion to gas, heating, fireplace, stove, hot water heater, must have approval of the Board of Managers.
- Common areas, including decks, shall not be obstructed, littered, defaced or misused in any way.
- Common side~ walks and entrances shall not be obstructed or used for any other purpose other than egress from unit
- No firewood stacked on front decks. All firewood must be kept on back deck.
- No changes or structural alterations to the exterior or interior of the condo or common areas including color changes, door or window changes, adding an enclosed room without written approval of the Board of Managers. All approved extensions (deck enclosures) must have a Town of Riverhead building permit, followed by a C of O on file with Management office.

Should any of the above not be in compliance the seller will be notified. As anything not in compliance is finable \$50.00 per day until the infraction is satisfied as per the Management Company. There is a \$75.00 charge for this inspection payable in advance.