

THE BLUFFS AT BAITING HOLLOW CONDOMINIUM I, INC.

**House Rules and Policies**

**Revised 2022**

<https://www.thebluffsatfoxford.com>

<b><u>Table of Contents</u></b>	<b><u>Page</u></b>
General Responsibilities	2
Peaceful Occupancy	2
Recycling Program	3
Exteriors and Common Elements	3-4
Vehicles and Parking	5
Pets	5
Repairs, Remodeling, Renovation and Deliveries	6-7
Seasonal Responsibilities	7-8
Renting	8-9
Selling	9-10
Unit Maintenance	10-11
Electronic Communication	11-12
Beach and Beach Access	12
Joint Amenities (Including Pool and Tennis Courts)	13

The Bluffs House Rules and Policies is published to provide Unit Owners with the most common rules and regulations governing the Bluffs Condominium Units. Please refer to the Bluffs at Baiting Hollow Condominium I Offering Plan for the complete Bylaws. For questions or comments please contact the Bluffs Management Services:

Bluffs Management Services  
780 Route 25A, Rocky Point, New York 11778  
Telephone: (631) 403-4256 Fax: (631) 331-1232  
[foxfordcondos@aol.com](mailto:foxfordcondos@aol.com)

## General Responsibilities

1. Every Unit Owner must have Homeowners' Insurance covering interior contents, improvements, and liability. Insurance for the contents of all units, sheetrock in, is the responsibility of each Unit Owner. The Bluffs' condominium insurance does not cover any personal property that is damaged in any way under any circumstances. Bluffs' insurance covers only the outside of the building. On request, all Unit Owners must provide the management company with annual evidence of insurance coverage indicating the Bluff Condo Association as an interested party.
2. Units shall only be used as residences. Only one family may occupy a unit at any given time.
3. All Unit Owners are liable for the payment of Common Charges and Special Assessments issued by the Board of Directors. Payment of Common Charges is due on the first of each month and must be received by the Management Company not later than the tenth of the month. Any Unit Owner whose payment is received after the tenth of the month will be charged a late fee of \$50. This charge will be applied to the Unit Owner's account.
4. The Management Company must be provided with keys to the units of all Unit Owners in case of emergencies.
5. Unit Owners may be subject to fines of \$50 per day for any violation of Bylaws or other House Rules and Policies.
6. Any Unit Owner who institutes any action, legal or otherwise, against the condominium, the Board of Directors and or any of its agents, without first exhausting all remedies as provided in the Bylaws, including but not limited to article 4, article 9, and article 10, shall be responsible for all fees and costs incurred by the condominium, Board of Directors, or agents in defense of such action, inclusive of all legal fees.

## Peaceful Occupancy

1. Unit Owners shall not use or permit the use of the premises in any manner that would be disturbing to, or a nuisance to, other Unit Owners. No Unit Owner shall make, cause, or permit any unusual, disturbing or objectionable noises and/or odors.
2. Eighty percent (80%) of the floor area of each second and third floor unit (excluding kitchen, pantry, bathrooms, closets and foyer) must be covered with rugs, carpet or equally effective noise reducing material. As of 2014, installation of hard surface flooring in second and third floor units (excluding kitchen, pantry, bathrooms, closets and foyer) is not permitted, unless reviewed and approved by the Board of Directors.
3. Garbage must be packed in plastic bags and placed in the dumpster nearest the Unit Owner's building. Outside garbage not permitted (e.g. garbage from Unit Owner's primary residence). Unit Owners renovating units must arrange with their contractors for the disposal of discarded and unwanted items.
4. Any Unit Owners discarding large items in the dumpster areas will be charged a removal fee.

## Recycling Program

1. Our recycling bins are now commingled. All Unit Owners are encouraged to place cardboard, as well as paper, bottles, plastics & cans in the same bin.

## Exteriors and Common Elements

1. Common areas, including decks, shall not be obstructed, littered, defaced or misused in any manner. Unit Owners are liable for any damage to the common areas including the siding.
2. Rear fire exits and staircases must be kept clear and not obstructed in any manner.
3. Meter rooms must be kept clear for access by the power authority, cable companies, etc. Gas meters in the rear of all buildings must also be kept clear at all times.
4. Common sidewalks and entrances shall not be obstructed or used for any purpose other than ingress and egress from the units. Vehicles shall not be parked in such a manner as to impede ready access to or exit from any building.
5. Only electric grills are allowed in the general common areas or on decks, patios, etc. of residential units. Gas or charcoal grills will be confiscated, and the owner fined. A fire extinguisher should be readily available when the electric grill is in use.
6. The Condominium is responsible for the maintenance of fire extinguishers on the front entrance balconies and back deck staircases. (Any interior or deck extinguishers are the responsibility of the Unit Owner).
7. Nothing shall be hung, shaken, or thrown from any window, door, deck, or balcony into the common area. This includes but is not limited to laundry, clothes and towels.
8. Potted plants and planter boxes on decks (particularly on middle and upper levels) must have controlled drainage to avoid spillage onto the units below. Planter pots, boxes and containers should not be placed on top of any front or rear deck railings. Special brackets to accommodate planters for front and rear deck railings can be installed as long as they are facing inward and over deck areas. Such brackets can be made available and installed by the maintenance staff only. The Management Company should be contacted prior to oversee and coordinate any such installation. Potted planters or wind chimes should not be hung from front or rear deck rafters.
9. Deck furniture and all other objects on decks must be secured so that in the event of high winds, they will not blow over or off the decks creating a hazard to Unit Owners and property beneath.
10. Written requests for any plantings in the common areas must be submitted to the Management Company in advance of any planting, and the requests are subject to the approval of the Board of Directors. Periodically, the Board of Directors will have to transplant planting materials to avoid overcrowding.
11. Bird feeders and bird baths are not permitted.

12. To prevent backups in kitchen drains and bathroom toilets, which will cause serious damage to units below and to the plumbing system, all food from dishes, pots and pans must be removed before being placed in sinks and dishwashers.
13. Toilets must be used for human waste only.
14. In-sink garbage disposals are not permitted.
15. Damage to any common area caused by a Unit Owner, a tenant, occupant or guest, shall be the responsibility of that Unit Owner. Any damage to the common area will be repaired by The Bluffs maintenance staff, and the Unit Owner will be charged for such repair.
16. It is the Unit Owner's responsibility to notify the Management Company of any known defects or needed repairs in the Common Areas.
17. In order to respect the privacy of neighbors, Unit Owners and guests may not walk behind the buildings.
18. The Bluffs private beach is for Bluffs and designated Fox Hill residents only and is accessed through the locked door located at the walkway between Buildings 3 and 4. Climbing over, through or under the fence is strictly prohibited.
19. Walking near the edges of the bluffs or on the bluff face is strictly prohibited. Local Department of Environment Conservation regulations protect this part of the property. Violations of these regulations could result in a fine by the Department of Environment Conservation.
20. No Unit Owner shall be allowed to install, mount, or affix a personal surveillance camera to any common space areas of the Bluffs buildings, up to and including walls, railings, banisters, decks, and stairwells. Upgrades to a smart doorbell system (Ring, Nest, etc.) within an existing front entrance doorbell is exempt as this is part of the unit.
21. Local Law No. 37-2015 Suffolk County, New York (A Local Law to Regulate Smoking at Multiple Dwelling Buildings) passed in Dec 2015, states that smoking is prohibited in common areas of multiple dwelling buildings and within a fifty- foot radius of all entrances and exits of such buildings and within fifty-feet of any ventilation intake that serves an enclosed area of a multiple dwelling building.
22. If stored outdoors, firewood may only be stored on the back (north facing) deck of the unit (not on rocks adjacent to lower-level units, stairs, front (south facing) decks, and landings or any other common areas). Wood must be neatly stacked free standing, not in contact with cedar walls, and be elevated off deck at least four inches to prevent nesting by small animals. Unit owner is responsible for any damage to deck, cedar walls, stairs, and common areas due to delivery and storage. Delivery trucks may not drive behind the buildings to make deliveries. Due to weight limitations, no more than one half cord of wood may be stored at any given time.

## Vehicles and Parking

1. Every unit is assigned one parking spot. Any unnumbered parking spots may be used for a second vehicle or for guest parking. A Unit Owner shall not occupy more than two parking spaces for his or her own vehicles.
2. No bicycles, scooters, boats, ATV's or similar vehicles or toys may be kept in the common areas. Golf carts may be parked briefly in the unit's parking spaces. Bicycles may be kept in bicycle racks.
3. Motorhomes and trailers are not permitted in the parking areas.
4. Motorcycles, mobile homes, boats, all-terrain vehicles, buses, plows, tow trucks and vehicles with commercial license plates or company logos may not be parked overnight on the property.
5. Maintenance and repair work on vehicles is not permitted in the parking lots.
6. Any uninsured, unregistered and unlicensed vehicles left on the property will be towed at the Unit Owner's expense.
7. Pool parking by Bluffs Residents is not allowed in the Building 6 Parking Lot.
8. Electrical vehicles may not be charged using a cord plugged into any outlet on the property, including from Unit Owners' home or the common area electrical outlets or light posts. Unit Owners who wish to install an electrical vehicle charger at their expense must be approved by the Board of Directors and follow the process as defined by the Board of Directors.
9. Electrical scooters and electrical bikes pose a fire safety hazard and should not be kept inside Units.

## Pets

1. The Bylaws state that dogs, cats, birds or reptiles are not permitted unless expressly approved in writing by the Board of Directors, and highly recommends no more than one pet per household, but they are not, at present, being enforced for Unit Owners. Only domesticated pets are permitted.
2. The Board of Directors reserves the right to enforce the rules against the Unit Owners of any pets if the pets become a nuisance to other Unit Owners or if the provisions or regulations concerning animals are not observed.
3. No animal shall be kept in any unit if it becomes a nuisance to other Unit Owners, destructive to common areas, or if the provisions or regulations concerning animals are not observed.
4. All pets in the common areas must be carried or leashed and under the complete control of the Unit Owner at all times.
5. The pet's owner is responsible for immediate clean-up of all droppings deposited by the pet, including the sidewalks, parking areas, roadways, landscaped area, and any unpaved areas throughout the common areas. "Pet Mitts" are available from dispensers on site for use by pet owners.

6. Pets may not be walked in the grassy areas near the building or on the lawns behind Buildings 3, 4, 5 and 6.
7. When walking pets, any Unit Owner who does not immediately remove fecal matter from the premises will be subject to a \$50 violation fine.
8. Under no circumstances should any pet be allowed on the golf course property.
9. All pet owners must prevent their pets from making noise that is objectionable to other Unit Owners and Tenants. All pet owners must prevent their pets from damaging or destroying property belonging to others or to the Condominium common areas.
10. Under no circumstances may pets be tied up or left out on decks alone as they are likely to relieve themselves or disturb neighbors.

#### Repairs, Remodeling, Renovations and Deliveries

1. Unit Owners must contact the Management office and all contractors must submit copies of their contractor's license and proof of liability and workman's compensation insurance before any work can be started. A \$50.00 per day violation may be imposed to the Unit Owner for non-compliance. This includes carpet installations and appliance repairs.
2. No Unit Owner shall make any structural alterations, or additions to his or her unit including exterior color changes.
3. Decks or patios shall not be enclosed, decorated or covered by ceramic tile or by an awning or otherwise altered without the prior written consent of the Board of Directors.
4. Deck enclosures may only be constructed with written approval from the Board of Directors, the execution of a Hold Harmless Agreement, strict adherence to renovation stipulations, proper permits from the Town of Riverhead and filing a copy of the Certificate of Occupancy (CO) with the Management Company for insurance purposes.
5. Any and all alterations are to be insured under the individual Unit Owner's insurance policy as extensions of the dwelling coverage, and the maintenance of such will be the responsibility of the Unit Owner.
6. Unit Owners wishing to convert any appliance to natural gas, including fireplaces, water heaters or ranges, must have the prior approval of the Board of Directors and the necessary permits and certificates. Unit Owners are obligated to notify gas authority of the change.
7. All new clothes dryers (gas or electric) must be installed according to the current Town of Riverhead Code.
8. Unit Owners must inform contractors of the regulation that no construction, repair work or other installation shall be conducted in any Unit except on weekdays (not including national holidays) and only between the hours of 8:00 A.M. and 5:00 P.M., unless such construction or repair is necessitated by

an emergency. Deliveries of large items, such as, furniture, appliances, etc., must also be delivered between these hours.

9. Suppliers and contractors must remove all materials being replaced or discarded from the property and dispose of them properly. A contractor doing a major renovation must utilize a small private dumpster for a period not to exceed ten days, which must be placed in the assigned parking space for that unit.
10. All repairs to internal electric, water, gas, telephone, cable, and sanitary facilities shall be the responsibility of the Unit Owner.
11. No internal or external alterations (plumbing, heating, air conditioning, fireplace alterations, hot water heaters, or television equipment) are to disturb or impact any/all roofing surfaces. Unit Owners must submit in writing a request for approval of any alterations to the Board of Directors prior to any alterations which may impact the roofing systems. The Board of Directors will require the Unit Owner to obtain an approved contractor to comply with our roofing system warranties.
12. All exterior front doors must be white, and Unit Owners shall not replace any exterior door without the prior written consent of the Board of Directors. More specifically:
  - a. Front Doors: Must be white and are the responsibility of the Unit Owner.
  - b. Rear Utility Doors: Must be natural and are the responsibility of the Unit Owner.
  - c. Rear Fire Exit Doors: Must be natural and are the responsibility of the Condominium Association.
  - d. Corner Units with Master Bedroom Doors: Must be white and are the responsibilities of the Unit Owner.
13. Neither exterior glass surfaces nor any windows may be colored or painted.
14. Satellite dishes are not permitted. This includes Satellite dishes wired from the interior of the unit extending outward.
15. Unit Owners may contract with the Condominium maintenance staff to carry out household repairs, alterations, etc. but work must be on the employee's time (not during regular working hours). Unit Owners must be aware that such repairs and alterations and any other work are not under any warranty by the Condominium.

### Seasonal Responsibilities

1. Winter thermostats must be set at a minimum of 55 degrees to avoid any freeze-ups.
2. It is strongly recommended that all Unit Owners have their heating units serviced prior to the onset of the cold winter months to ensure that they are in proper working order.
3. All condensation pipes must have heat tape with a thermostat to avoid a freeze-up.
4. Gas and electric service must never be discontinued due to the inherent, potential danger to neighboring units.

5. Firewood can only be stored on the back deck of the unit (not on rocks adjacent to lower level units or any common areas). It must be elevated at least four inches to prevent nesting by small animals. Delivery trucks may not drive behind the buildings to make deliveries.
6. When there is a snowstorm warning, Unit Owners should move their vehicles to the south side of the parking lot to enable more efficient snow removal from assigned spaces.
7. Do not leave vehicles in the parking area for an extended period during the winter months. If a vehicle is left on site during the winter months, it should be parked on the south side of the lot to enable snow removal from assigned space.
8. Winterizing Recommendations for Unit Owners Not in Residence:
  - e. Drain Hot water heater and shut off electrical supply
  - f. Turn off Main Water Supply Valve adjacent to the hot water heater in most units
  - g. Open cold/Hot water handles on all faucets
  - h. Change batteries in Thermostat (recommended for all Unit Owners) at set at a minimum of 55 degrees
  - i. Change Air filter in heating Unit (recommended for all Unit Owners)
  - j. Install a telephone interactive temperature monitoring system or a Smart Thermostat. These systems can help you monitor the temperature in your unit while you are not in residence. You can contact the Management Company for advice on preferred equipment.

### Renting

1. Prior to a Unit Owner's renting his/her Unit, Unit Owners must contact the Management Company for Homeowner Rental Agreement and Prospective Tenant's Rental Application Package or visit our website at [www.thebluffsatfoxhill.com](http://www.thebluffsatfoxhill.com).
2. 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.
3. Both Tenant and Unit Owner must submit an application (available on our Bluffs website).
4. If a unit is to be rented, the Bylaws stipulate that the Board of Directors has Right of First Refusal for any tenant. Therefore, all applications must be approved first by the Board of Directors.
5. Riverhead Town permit is required. The permit must be applied for the unit to be rented, and the certificate must be on file in the Management office.
6. Unit Owners are permitted **one** rental per calendar year. As per the Bluffs Bylaws no lease shall be for a term of **not less than six months, and no longer than one year**. A new lease must be approved if the tenant is to stay more than one 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



7. 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.
8. Unit Owners are required to take corrective action against a tenant, up to and including evictions, in case of a violation, and to provide their tenants the homeowners association governing documents and rules as a condition of renting. They also must submit a copy of notice that the “Tenant has received copies of, read and understood, and will comply with the HOA’s rules and regulations”. The required paperwork must be filed with the Management office.
9. Under no circumstances are any tenants allowed to harbor any pets or visiting pets.
10. A refundable \$500.00 security deposit is required to be paid to the Management Company will ensure that fines for any violations of the House Rules or Bylaws 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
11. Subleasing is not permitted.
12. Use of unit is restricted to single family residential purposes only.
13. 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.
14. 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.
15. All Unit Owners that rent their unit temporarily transfer their amenity rights to the renter.
16. Any persistent violation of the house rules or damage to common areas by a tenant will result in fines levied against the Unit Owner.
17. “For Rent” signs or balloons must not be displayed in the window of any unit or any vehicle, on the exterior of any building or on the common areas.
18. The use of an online marketplace such as AirBnB, etc. is strictly prohibited unless the above-mentioned renting criteria (Item 6) is met.

### Selling

1. “Open House” or “For Sale” signs or balloons must not be displayed in the window of any unit or any vehicle, on the exterior of any building or on the common areas.

2. In accordance with Article 7, sections 7.1 and 7.2 of the Bylaws for this Community, before any unit can be sold or leased the "Sale or Lease Agreement" shall contain the following language: "This Agreement and the rights and obligations of the parties hereunder are hereby made expressly subject to the rights, if any, of the Board of Directors of the condominium with respect to the transaction embodied herein pursuant to the terms of Sections 7.2 and 7.2 of the Bylaws of the said condominium, as the same may have been amended.
3. Upon the Unit Owner's intention to sell, the Management Company must be contacted and will supply the necessary forms transfer packet as per the Bylaws and House Rules.
4. In the event of a sale, the required common charge release letter provided by the management company immediately prior to the closing date will not be forwarded unless the above requirements are complied with.
5. A physical inspection of the unit immediately prior to closing of the title will be conducted by a representative of the Board of Directors and/or the Management Company at a fee of \$75 to ensure that violations, if any, have been remedied.
6. Purchasers at The Bluffs will be required to pay a Transfer Fee in an amount equal to two months' Common Charges payable at closing.
7. Prior to closing of title, a representative of the Management Company will conduct a physical inspection of the unit to ensure that violations, if any, are remedied before title is conveyed. The inspection will include the exterior common areas.
8. At the time of closing the Seller must transfer to the Purchaser (1) the Prospectus; (2) the Handbook; and (2) the keys to the pool/tennis courts and beach access.

#### Unit Maintenance

1. Unit Owners are responsible for maintenance of heat/air conditioners, kitchen appliances, whirlpool baths, smoke alarms, and carbon monoxide detectors as described below.
2. It is the responsibility of Unit Owners to arrange for periodic cleaning of ducts from clothes dryers.
3. It is also recommended that arrangements be made for periodic cleaning of heating and air conditioning duct work.
4. Repairs to doors, windows (excluding skylights), and interior plumbing including furnace condensate pipes are the responsibility of Unit Owners with the exception of main water pipes and drain pipes throughout the buildings.
5. When replacing appliances, Unit Owners should retain all installation instructions and operating manuals to eventually pass on to future Owners and Tenants.
6. All new clothes dryers (gas or electric) must be installed according to the current Town of Riverhead Code.

7. The Condominium is responsible for exterior cleaning and chimney service at frequencies to be determined by the Board of Directors.
8. Unit Owners may power wash their decks but must first inform the Management Company before the work is performed. Neighbors should also be notified before any work is performed. If a sealant is used, it must be clear. Decks and other common areas may not be stained, painted, or altered in any way.
9. Heat/Air Conditioning (Gas conversion or original heat pump):
  - a. Replace the air filter at least twice a year.
  - b. Suggested suppliers:
    - 1) S&W Anderson Sales, 39 Barrettes Avenue, Holtsville (631-654-1717)
    - 2) East Coast Filters, 80 Modular Avenue, Commack (800-544-6390)
  - c. These filters must be purchased by the case, due to their unusual size (17 – 1/8 x 17-1/8 x1).
  - d. For a thorough cleaning of all ducts, contact Cunningham Duct Cleaning Co., Inc, 6 Redington Street, Bay Shore (631-665-6400).
  - e. If a Unit Owner leaves the unit unoccupied during the winter months, the thermostat must be set at a minimum of 55 degrees. This will prevent water pipes from freezing.
10. Water Heater and Main Valve
  - a. If a Unit Owner experiences tank leakage, rust in water or lack of hot water, it may be time to replace the water heater. Many units still have the original builder-installed water heaters, which date from the mid-1980's.
  - b. The main water valve is located near the floor in the water heater closet.
  - c. This main water valve should be turned off if you leave your unit overnight or for extended periods of time, especially during winter months.
  - d. In addition, open the sink faucets in the kitchen and bathrooms.
  - e. You do not need to turn off the valve at the top of your water heater during an extended absence.
11. Circuit Breakers.
  - a. The circuit breaker box is located behind the door in the smaller bedroom.
  - b. Never turn off the main circuit breakers when away for an extended period of time;
  - c. Individual circuit breakers, such as the one for the water heater, may, at the discretion of the Unit Owner, be shut off.
12. Whirlpool Bath
  - a. The water level must be above the jets before turning on. Serious damage to the motor and pump will occur if the tub is run with insufficient water.
  - b. To protect against bacterial growth in residual water, pour in 1 ounce of chlorine bleach just before draining. Circulate the water for 2 – 3 minutes, then drain.
  - c. Any electrical problems with the whirlpool should be repaired by a licensed electrician.
  - d. It is recommended that caulking and the drain gasket on the underside of the tube be replaced periodically to avoid leaking on the units below.
13. As a safety precaution, each unit is required to have a carbon monoxide detector and a smoke alarm in working order.

#### 14. Fireplace Doors

- a. Replacements may be ordered from Marco Manufacturing at 1-800-331-9234. The Serial number is M860050, Model #2084-DWF36F-2. Request door kit 793404. The screen is not included.
- b. Note: Since openings are non-standard, units such as those sold at Home Depot will not fit.

#### 15. The sliding doors and windows are by Andersen Windows and Doors. For repair, weather-stripping and replacement, Unit Owners may elect to contact the following:

- a. Riverhead Building Supply Corp. 1093 Pulaski Street, Riverhead, New York. 727-3650
- b. Management Company for in-house assistance

#### Electronic Communication

1. The Management Company and the Board of Directors (via the Management Company) utilize email as the main source of communication with Unit Owners, including announcements, community updates, and direct dialogue with Unit Owners.
2. All communications to Unit Owners should be shared by the Unit Owners with tenants or family members utilizing the Unit.
3. Statements for paying Common Charges and Assessments are emailed to Unit Owners annually. Unit Owners may request hard copies to be mailed via USPS. Unit Owners may also elect to set up recurring online bill pay via their bank.
4. The Board of Directors maintains a website as a courtesy to Unit Owners to post community and Board updates, meeting minutes, policies, and other useful information.
5. The annual election for the Board of Directors is held as per the Bylaws. Votes may be cast by proxy at the Annual Meeting, via mail, via email, or via a third-party online voting tool.

#### Beach and Beach Access

1. Unit Owners of The Bluffs may access the beach via the locked gate between Buildings 3 and 4. Use of the beach is at the Unit Owner's risk.
2. It is prohibited to secure kayaks, beach chairs and any recreational equipment onto the Bluffs' beach steps. This causes harm to the stairs and impacts the stability of the structure.
3. The Town of Riverhead strictly prohibits beach fires and Unit Owners will be subject to Town of Riverhead fines. The Fire Marshall regularly patrols the beach.
4. No one is permitted to climb or walk on the dunes that slope to the beach. This protected area is governed by the Department of Environmental Conservation and the Town of Riverhead. All Unit Owners and guests must stay off the dunes and bluffs areas that overlook or adjoin the beach.

Joint Amenities (Including Pool and Tennis Courts)

1. Responsibility for maintaining the joint amenities, including the front entrance road, guard booth, pool, pool house, and tennis courts and for establishing the rules for their use lies with The Fox Hill HOA, not with the Board of Directors of the Bluffs at Baiting Hollow, Condominium I. For further information please contact the Joint HOA Homeowners Association.