

EXHIBIT A

THE RULES OF EDGEWATER ESTATES HOMEOWNERS ASSOCIATION, INC.

I. SWIMMING POOL RULES

1. Swimming pool hours are **8:00 a.m.** to **11:00 p.m.** from around **May 15th through Sept. 15th** (Subject to change by the Board of Directors).
2. All persons use the pool at their own risk.
3. No glass is allowed in the pool area.
4. No lifeguard is on duty, and children under the age of 16 **must** be supervised by an adult.
5. A swimming adult must accompany all non-swimmers.
6. No running or horseplay is allowed in the pool area.
7. Only proper swimming apparel is allowed in the pool. No cutoffs are to be worn, as material from cutoffs presents a serious drainage problem.
8. All trash, paper and metal cans (particularly pull tabs) are to be placed in the receptacles provided around the pool.
9. Any person who is incontinent or not fully potty trained must wear appropriate waterproof clothing when entering or being carried into the pool.
10. The pool is a recreational facility primarily for residents' use. Members and guests must be mindful and respectful of residents' right to enjoy a peaceful environment.
11. Pets are not allowed in the pool area.
12. No diving is allowed.
13. Pool parties are not allowed since the pool is for the use of all residents.
14. The Board of Directors may add or delete rules, as they deem necessary and proper.

15. All unit owners will be given one **non-duplicated** key that will have their unit number engraved on it. If a key is lost or missing and a new key is needed the owner will be required to contact the Board of Directors to have a new key made at the **owner's expense**. New owners are responsible to obtain the pool key from the owner of the unit they are purchasing.

II. BEACH RULES

1. Overnight camping is not permitted, and residents and their guests are required to follow the city of Plattsburgh noise ordinance regulations.
2. Glass containers are not allowed on the beach.
3. Beach fires and removal of the remains of fires are the responsibility of the unit owner.
4. All owners are responsible for immediately cleaning up after their pets.
5. Climbing on the seawall rocks or throwing rocks is prohibited.
6. The beach area is a residential facility primarily for resident use, and a responsible resident must accompany guests using the facility.
7. Beach users are responsible for removing all of their trash, paper, and metal cans.
8. No lifeguard is on duty, and children under the age of 16 must be supervised by an adult.
9. The Board of Directors may add or delete rules, as they deem necessary and proper.

III. OTHER GENERAL RULES

1. No equipment, building materials, toys, or items other than lawn furniture shall be stored or left in the common area. Unit owners may keep lawn furniture (no more than one table, umbrella, and four chairs) on the lawn areas between April 15th and September 30th, but may not obstruct neighbors' views or movement and must be removed for lawn mowing.
2. No tent, shack, trailer (or similar structure), boat, or motorized vehicles shall be used as a dwelling on a street, either temporarily or permanently.

3. No signs, billboards, or advertising media shall be erected or maintained on the units, with the exception of one temporary sign indicating a unit is for sale.
4. No exterior clotheslines are permitted.
5. Trailers, boats, motorcycles, and commercial and recreational vehicles shall be kept garaged overnight or parked in the available lot across Margaret Street from Edgewater Estates.
6. Between May 1 and September 30, kayaks, paddle boards, and other small watercraft can be kept near the seawall in the area in front of the clubhouse and on the beach once it is accessible.
7. All trash and garbage must be put in plastic bags and placed in the dumpsters located near each end of the Edgewater facility. All recycling materials should be placed in the specified containers and handled as described in the "Recycling Instructions" flyer, which is accessible on the Edgewater website. (Pickup for recycling materials is one day a week. Homeowners are responsible for the disposal of items that are not household trash or recyclable materials: Ex. Water heaters, metal lamps, screen doors, air conditioners, gas tanks for grills, tires, etc.)
8. The units shall be used for private residence purposes only and exclusively. Not more than one family shall occupy each unit.
9. There shall not be erected, permitted, maintained or carried on or upon any unit, common area common or any part thereof, any saloon, manufacturing establishment, stable, kennel, cattle yard, hog pen, chicken coop, or privy vault, nor shall any horse, cattle, hogs, chicken or livestock be kept or maintained thereon.
10. All front lights and outside mail and paper box stands shall be in conformity with the style specified by the Association.
11. No car shall be parked on the common parking area that is not licensed, inspected and insured.
12. No lawn ornaments shall be placed or left on the property without permission of the Association.
13. Owners will observe such regulations as the Association may adopt concerning parking and moving vehicles from common parking areas to facilitate snow removal, construction, and paving.
14. No pets shall be kept housed or tied outside the units or in the common area; all owners with pets shall clean up after the pets. Common areas destroyed by pets must be restored at the expense of the pet owner.

15. Owners of “B” and “C” type units acquire as part of the unit, a covered garage for one automobile. Owners of “A” type units shall have one space reserved at no cost in the parking area. Additional parking for owners and guests is provided in a parking lot across Margaret Street from Edgewater Estates. Guests must park in the parking lot across the street.

Residents may keep only one car in the parking lot, and any others must be parked across the street. A parking hangtag is issued to each unit and must be displayed on the vehicle’s rearview mirror from 4 p.m. to 7 a.m. on weekdays and all day on weekends and holidays. Parking in front of garages or curbside for loading or unloading is permissible for short-term (15 to 20 minutes) needs.

A replacement fee is charged for lost hangtags, and new owners are responsible for obtaining the parking hangtag from the previous owner. Unit owners are responsible for transferring the hangtag when there is a change of tenant.

IV. CLUBHOUSE RULES

1. If you wish to reserve the clubhouse for a private event, contact a current Board member to determine the present clubhouse scheduler.
2. A fee is required before the event. The individual renting the clubhouse is responsible for removing all trash and for cleaning the clubhouse no later than 10 a.m. on the day following the event. Any damage, repair, or excessive cleaning costs that are required will be charged to the renter.
3. All furnishings in the clubhouse are for your use.
4. Reservation of the clubhouse does not equate to exclusive use of the pool or of the grounds. Renters and their guests must be mindful of residents, and renters of the clubhouse are responsible for their guests’ actions.
5. Clubhouse renters are required to follow the city of Plattsburgh noise ordinance regulations.
6. Further use of the clubhouse may be denied if these rules are not respected.
7. For further detailed information regarding clubhouse use, please contact the clubhouse scheduler.

EXHIBIT B

COMPLIANCE AND PENALTIES

The residents of the Edgewater Estates community have the right to enjoy their residences and common areas. Therefore, the by-laws and rules are intended to ensure that no owner or lessee shall make or permit any disturbances that will interfere with the rights, comforts, or convenience of others. Engaging in any activity that interferes with the peaceful enjoyment of other residents or causes physical injury or property damage within the community is prohibited.

Residents who feel that their rights within the community are being compromised or determine that the Edgewater Estates by-laws and rules are not being followed are encouraged to engage in a congenial discussion with the individuals who are the source of the discontent. Violations of city noise ordinances should be reported directly to the city police department.

The members of the Board of Directors are not policing agents; however, if such preliminary actions do not result in improvement, the Board of Directors should be contacted, and processes to resolve the problem will be implemented.

Step One: A written warning will be delivered to the resident, stating the issue and outlining ways to resolve it. (If the offending party is a renter, a copy will also be sent to the unit owner.)

Step Two: Failure to comply will result in a fine of \$100.00. Any repeated offense will result in an additional \$100.00 for each repeated offense.

All fines must be paid within 30 days or a lien is imposed, along with a penalty of an additional \$100.00 per month for unpaid fines.