

RULES AND REGULATIONS
OF
TERRACES ON THE SOUND PROPERTY OWNERS ASSOCIATION, INC...
Amended March 20, 2015

Construction

Restrictions originally imposed by the covenants and restrictions are continued. In addition to the bylaws article 4 section 6,

- 1) All applications for building permits shall be submitted to the Board prior to the time of application to the Town. It is the responsibility of property owners or residents to contact the Board with copies of applications for building permits.
- 2) All building plans are subject to a quality review by the Board before construction is commenced.
- 3) No dwelling or building of any kind shall be erected within sixty- five feet of the property line upon which said premises front unless authorized by the Board of Directors.
- 4) No outbuilding shall be erected within one hundred feet of the street upon which said premises front unless otherwise provided by the Board of Directors.
- 5) No advertising signs of any description shall be placed on any premises (except that signs advertising real property for sale may be placed on the real property so advertised.)
- 6) No building shall be erected on any premises for carrying on any business or trade.

Traffic Control

The Board of Directors shall, as required for the protection of the community, establish and post safe and sensible speed limits for all the community roads. Maximum speed limit for roads shall not exceed 20 miles per hour.

The use of All Terrain Vehicles, go-carts, quads, trail bikes, snowmobiles and all other types of unregistered motor vehicles are strictly forbidden from usage on Terraces roads and all Terraces owned properties.

The Board may post signs and use other means deemed necessary to regulate traffic.

All property owners and their tenants shall make every effort to encourage safe, careful and prudent driving of all motor vehicles along community roads. The Board of Directors may, at its discretion, impose appropriate sanctions and avail itself of legal or municipal assistance to remedy violations of this Article.

Parking

The Board of Directors may arrange for signs to be posted regulating parking in community-owned areas.

Parking between the hours of 1AM and 6AM upon any of the Community roads and common areas in the Terraces is expressly forbidden.

Property owners must provide an apron or similar supportive structure at all points of ingress and egress to the roadway for vehicles. Property owners will be held responsible for all damage to the roadway resulting from noncompliance.

Property owners must provide for sufficient off-street parking facilities to deal with all of the normal requirements of their families and guests.

The roads and property of the Community must be left unencumbered to assure the safe and continuous movement of vehicles and pedestrians.

Vehicles parked in violation of parking regulations will be subject to removal by tow truck. Towing and storage charges thus incurred shall be paid by the owner of the vehicle so removed.

Costs incurred by the enforcement of this Article but not collected from the users of subject vehicles shall be added to the individual record owner's annual assessment [where such offense is connected with ownership of property within the Terraces Community]. Property owners shall be given sufficient notice and an opportunity to be heard by the Board regarding this matter.

The Beach

The Board of Directors shall establish and maintain suitable areas for beach activities on beach properties and the adjacent waters of Long Island Sound that are owned, leased and otherwise controlled by the corporation.

Boaters and fishermen are to maintain a distance of not less than 200 feet from bathers and swimmers.

All environmental rules and regulations of the United States Environmental Protection Agency, the New York State Department of Environmental Conservation, and the relevant County and Town Agencies must be strictly observed by affected property owners and residents.

Where environmental regulations conflict, the more restrictive shall apply, except as otherwise provided by the Community by-laws.

From time to time for the safety of the community the Board of Directors may prevent access to the beach in response to severe weather conditions or at the request of governmental agencies.

Trash and Garbage

No one may deposit trash, garbage, or refuse of any sort along any Community roads or Community property.

Garbage should be adequately contained and secured. Property owners who rent their property in the Terraces will be held responsible for the failure of their tenants to make provision for garbage collection and comply with this Article.

Property owners are responsible for the removal of debris (trees, branches, etc.) and must not place such debris on Community roadsides.

Offending property owners or residents will receive notice of their failure to comply with this Article. Offending property owners, residents, or tenants who do not cleanup within thirty days after they are given such notice shall be responsible for the costs of cleanup by a private contractor retained by the Board. Clean-up costs that are not paid shall be added to the offending record owner's annual assessments. This section shall not be construed to limit any other remedy the Community's may have at law or equity.

Outdoor Fires

The building of outdoor fires of any sort and for any purpose shall be regulated by current state, county and local ordinances, codes, rules, regulations and statutes.

Where ordinances, codes, rules, regulations or statutes conflict, the most restrictive shall govern.

Animals

All residents of the Terraces are expected to exercise good judgment and consideration for others in the housing and continuous control of all animals, pets, and domestic animals. Residents should enlist the aid of the appropriate Town authorities to insure compliance with this Article if a violation is witnessed.

Owners of pets shall clean up the waste left by their pets on community property and on the property of their neighbors in accordance with section 23 of the Town of Brookhaven code.

Rentals

Owners who rent must forward the names, addresses and telephone numbers of their tenants to the Board of Directors within 30 days from the date on which possession is given to the tenants. Owners are advised that section 82 of the Town of Brookhaven code requires owners obtain a permit in order to rent a home.

It is incumbent upon all property owners who rent their properties, to ensure that their tenants comply with the Terraces By-laws and these rules and regulations. Special attention shall be given specifically to sections on: Traffic Control; Parking; Trash and Garbage, and Animals.

Single Family Residence: Landlords are reminded that the Terraces consists of single family residences, and the lease or rental of a premises in the Terraces shall be limited to a single family.

Tenants who rent property in the Terraces from record owners who are not property owners in good standing shall not be entitled to use community property unless the tenant agrees to pay the annual assessment on behalf of the record owner of his/her residence.

Nuisance

Owners and tenants shall not engage in any activities that interfere with the use and enjoyment of others property in the Terraces.

Nuisances shall include, but not be limited to, noise, smoke, noxious odors, barking dogs or other bothersome animal noises, e.g., crowing roosters

Amendments

2015-03-20 Added the following to the traffic control section as per the March 20th Board meeting - *The use of All Terrain Vehicles, go-carts, quads, trail bikes, snowmobiles and all other types of unregistered motor vehicles are strictly forbidden from usage on Terraces roads and all Terraces owned properties.*