

## *The Plantations Rules and Regulations*

1. The Plantations community is professionally managed by SeaScape Property Management, Inc., which acts under the direct authority of The Plantations Council and Board of Directors. A management representative may be reached between 9am and 5pm Monday thru Friday at 302-645-2222.
2. Emergency calls concerning the property and operations of The Plantations AFTER business hours, which are not “911 or sewer related calls”, may also be directed to the management company.
3. No changes may be made to the exterior of any condominium or modification, addition or change to the exterior to any single family home or lot without prior approval of the Board. Application to the Architectural Review Committee (ARC) is on The Plantations website.
4. Owners are responsible for any damage to any portion of the “common element” which is caused by any occupant--whether owner, lessee or guest(s) of a single family home or of a condominium. Owners must not use or permit uses of the home that disturb or creates a nuisance to other residents or guests. More information can be found in the Declaration of Covenants for The Plantations Condominium, Section 8 “Common Elements p.38. This document can be found at The Plantations website - [www.theplantations.org](http://www.theplantations.org)
5. All residents and guests are cautioned to restrict excessive noise generated by any occupant or pet at any time, but especially between the hours of 11PM and 8AM.
6. Residents are required to limit the number of pets to 2 per household. While outside, dogs must be on a leash and under the owner’s control at all times, and must not be allowed to disturb other residents. Owners must collect and dispose of animal waste for environmental and health reasons.
7. Household trash must be bagged, tied and disposed of at the community dumpsters located in the community center parking lot, or by leaving bags for collection by the waste removal service no later than 10:00AM on MONDAYS & FRIDAYS. Condo trash is collected at the entrance to each building. Single-family trash is collected on the road fronting each home. Trash must be left for pick up

**ONLY ON THE DAY OF COLLECTION.** All Homeowners may carry their recyclables to a specially designated dumpster in the community center parking lot.

As respects the Recycling Dumpster Blue Hen has again advised us that we you can only recycle the following: Newspapers, regular and junk mail/magazines, paperback books, paper board boxes, pizza boxes (empty)(no food residue), corrugated cardboard, telephone books, office paper/file folders, rigid plastic, clean yogurt and butter containers, plastic bottles/jugs, cartons, aluminum and metal cans(can lids and clean foil), glass bottles/jars (remove lids and caps recycle separately). The following items cannot be recycled Plastic bags, Styrofoam, motor oil containers, chemical containers, ceramics or dishes, scrap metal, window glass and mirrors, yard waste, shredded paper, food waste, straws, clothing and textiles, propane tanks, diapers, paper cups, electronics and plastic utensils.

8. Contractors working on behalf of The Plantations are under the supervision of SeaScape Property Management, at the direction of the Council/Board. Any problems or concerns with the workers or the work performed by them should be directed to SeaScape at 302.645.2222 for immediate attention.

9. The posted speed limit on The Plantation's roads is 21 MPH. All must abide by the speed limit as well as by the one-way directional signs throughout the community. No parking is permitted in the roadways except as allowed in Rule 11 of this document. Illegally parked vehicles will be towed at the owner's expense to Coastal Towing in Lewes.

10. Parking of Owners and Tenants vehicles is prohibited on the roadways in the Single Family Homes section of The Plantations. Guests may park a vehicle on the roadway for up to 72 hours. Once the vehicle is parked on the roadway, the 72 hours will begin. Following the expiration of this 72 hour period, the vehicle must not be parked on the roadway for any period of time again within the next 7 days. At no time are two vehicles to be parked across from each other on the roadways. During snow fall events, ALL vehicles are prohibited from parking on the roadways at all times. Violators of this rule are subject to immediate towing at their expense. All cars towed will be at the owner's expense to Coastal Towing in Lewes.

11. No inoperable vehicles or boats, campers, trailers or commercial vehicles may be parked anywhere within the community, except by express permission of Board or Council. Vehicles may not be repaired outside of a garage area.

12. No industry, business, trade or occupation shall be conducted or permitted within a home site if it will increase road traffic within The Plantations or present a parking problem.

13. As per the Condominium Declaration of Covenants during cold weather months, all units which are situate above or below other units shall be heated at minimum levels to maintain heated water pipes.

14. As per the Condominium Declaration of Covenants grills, whether charcoal, gas, or otherwise, shall not be used upon the decks, balconies, or patios of the Units and shall be placed at least 10 feet from the building or as per the State Fire Marshals Regulations.

15. Requests for changes to the Rules and Regulations as stated in this document should be submitted in writing to: the Council/Board of Directors, c/o SeaScape Property Management, Inc. PO Box 1761, Millsboro, DE 19966. The Council/Board will have 30 days to respond to the request.

### **Enforcement**

Remedies of Violations: **Delaware Uniform Common Interest Ownership Act (DUCIOA)** empowers the Board of Directors and the Condominium Council (through their representatives) to impose monetary penalties as a means of enforcing the Rules and Regulations of the Homeowners Association and the Condominium Association. Possible penalties may include fines and/or liens. In the event that an owner, tenant, or guest of a dwelling in The Plantations is in violation of these Rules and Regulations, the following schedule shall control:

1. For the first violation, a written warning and notice of violation will be issued to the owner of the unit in violation. The letter will outline the specific time period in which the violation must be rectified. After receiving the first notice of violation, an owner may request a hearing before the Board/Council in order to discuss remediation.
2. For the second warning of the previous violation (no statute of limitations regarding how much time has passed since the original violation), an additional warning and notice of violation will be issued to the owner of the unit. In addition to the warning, a fine in the amount of \$100 will be imposed against the owner of the unit in violation. Said fine shall constitute a lien against the unit, accrue interest once past due and be

collectible in the same manner as any other assessments and charges levied by the HOA Board/Condominium Council against a unit owner in accordance with governing documents of the Associations.

3. For the third notice of violation of the same offense and all others thereafter, an additional warning and notice of violation will be issued to the owner of the unit in violation. In addition to the warning, a fine in the amount of \$200 will be imposed against the owner of the unit in violation. Said fine shall act as a lien against the unit, accrue interest once past due and be collectible in the same manner as any other assessments and charges levied by the HOA Board/Condominium Council against a unit owner in accordance with the governing documents of the Associations.

Revised and Approved by The Plantations Owners Board, January 18, 2019

**Guidelines for Owners & Landlords**

1. Any Unit or Lot being used for rental to others should be registered with Property Management Company, along with the managing rental agents name and phone number, if applicable.
2. All owners and or renters should update their proper mailing and email address's along with their telephone numbers (i.e. Emergency) with the Property Management Company to ensure they receive needed invoices/correspondence as well as updated information regarding the Community.
3. All lessees for leases of six (6) months or more should be registered with the Property Management, along with:
  - a. The number of vehicles the tenant will have regularly parked at the unit.
  - b. The number of pets (cats &/or dogs), if any, kept at the unit by the tenant.

Approved by The Plantations Owners Board, October 18.2019