

ELLCOTTVILLE INN CONDOMINIUM ASSOCIATION
AMENDMENT TO EX. 1 OF THE BY-LAWS, RULES & REGULATIONS
Unanimously Adopted by the Board of Managers August 12, 2021, revised and adopted by
the Board of Managers August 3, 2022.
Effective Date August 4, 2022

The following Rules & Regulations are supplemental to Exhibit 1 of the By-Laws, Rules & Regulations of the Ellicottville Inn Condominium and replace in their entirety the Rules & Regulations Adopted by the Board of Managers on an unknown date (c. 2018).

1. Common Areas are for the enjoyment of Residential Unit Owners **and their immediate family only (spouses, siblings, children, parents)**. Other guests are permitted if accompanied by the Unit Owner. Short term renters (30 days or less) are not permitted in the Common Areas (lobby, basement, courtyard, upper front deck). **The capacity of the upper front deck is limited to that posted at the entrance to the deck.**
2. Residential Unit Owners are limited to a) the persons named on the deed to the Unit or 2) the occupancy guidelines referenced in the Declaration and By-Laws (Section O-2(A)). A Unit owned by a legal entity (LLC, Corp., Trust, etc.) may not extend "Owner benefits" to more owners than are entitled to occupy the Unit at one time (two times the number of bedrooms plus 2); that is, if a legal entity is owned by a greater number of individuals than the Unit's occupancy limit, the legal entity must designate which Owners are entitled to "Owner benefits".
3. Owners must upload a recognizable photo of their face(s) to the Inn's website within two months of owning the Unit.
4. Smoking and vaping of any kind is prohibited on Ellicottville Inn property, including exterior common areas and individual Units.
5. Quiet hours are between 10pm and 8am, except that on Friday and Saturday nights quiet hours start at 11pm.
6. Trash is not permitted to be left unattended in any Common Areas; "pack it in, pack it out".
7. **Vehicles over ten thousand pounds (10,000) are not permitted in the parking lot for regularly scheduled deliveries. Unit Owners' personal vehicles and occasional pick-up/delivery trucks are excepted (e.g. moving vans/trucks delivering furniture or transitioning between owners).**
8. The dumpster in the parking lot is for regular residential and commercial/retail use only; toxic substances, electronics and large items (e.g. paint, mattresses, televisions, stereos, furniture, etc.) are prohibited. The Village of Ellicottville offers large garbage pick-ups, and there are transfer stations in Mansfield, Salamanca and Machias for your convenience in disposing of items prohibited in our dumpster.

9. Short term renters and guests of Unit Owners are not permitted to bring pets into the Ellicottville Inn, including its exterior Common Areas; long term lessees and tenants of Unit Owners may be permitted to bring pets so long as permission is requested from and granted by the Board of Managers. Unit Owners (and Board approved tenants or lessees) who bring pets with them are responsible for picking up and disposing of their pet's poop; leaving poop bags anywhere on the Ellicottville Inn property is prohibited.
10. The washer and dryer in the basement are for the use of Residential Unit Owners only, except that cleaning teams may use the washer and dryer for the purpose of turning over rentals (short term renters and guests are not permitted to use the washer and dryer). Long term tenants may request Board permission to use the washer and dryers.
11. Pursuant to the Declaration and By-Laws, Section O-7, structural modifications to Units must obtain approval from the Board of Managers; request for approval must include a detailed scope of the modification, contractor name and contact information and the contractor's insurance certificate. No work may commence without Board approval. This matter is discussed further in the Declaration.
12. Non-structural improvements, which do not require Board of Manager approval include:
 - a. Painting, floor refinishing, etc.;
 - b. Cabinet or major appliance installation;
 - c. Re-fitting closets and or new shelving;
 - d. Replacement of lighting fixtures.
13. Pursuant to Rule 17 of Exhibit 1 to the By-Laws, "Rules and Regulations Ellicottville Inn Condominium", Unit Owners are required to provide their key or door code to the Board President, to be used only in the case of an emergency and for annual fire alarm inspections. Prior to entry, the Board President will notify the Unit Owner that entry is imminent. If a Unit Owner fails to provide this information, and there is an emergency that requires entry, the Unit Owner shall be responsible for any damage caused to the Unit by forced entry and may be responsible for additional damages to other Unit Owners negatively affected by a delayed entry to the Unit. If the fire inspection company is unable to perform part of its annual inspection due to a Unit Owner failing to provide a door code or key, that Unit Owner(s) shall be responsible for the full cost of the fire inspection company's return visit to complete the inspection.
14. The Board will determine a day in the late spring to hold a "service day" for the purpose of a light spring clean-up (courtyard gardening, ski locker cleaning, striping parking spaces, straightening parking signs, tidying medians, etc.). The length of a Service Day will depend on the number of Unit Owners who participate and the amount of work to accomplish. Unit Owners may opt out of the service day but will be assessed \$150 on their next association dues invoice.

15. Unit Owners who choose to rent their Units short-term (30 days or less) must abide by all municipal laws and regulations, including obtaining a Short-Term Rental License from the Village of Ellicottville. Any Unit Owner who rents his or her Unit, long-term or short-term, or who allows guests to use his or her Unit must post these Rules and Regulations in a conspicuous place so that guests and renters are properly advised.

This document serves as an informal warning of prohibited conduct. Owners will receive a written warning for a violation of any conduct prohibited under the above rules and regulations, the Declaration or the By-Laws. A second violation of the same rule will result in a fine of \$250 per subsequent violation. Violation Complaint forms can be found on the Ellicottville Inn website and must be signed by a Unit Owner; anonymous Complaints will not be considered. Violation Complaints will be reviewed and determined by the Board of Managers.

COMPLAINT OF VIOLATION

Date and time of Violation: _____

Alleged Unit Owner(s)/Unit Number responsible for prohibited conduct: _____

Description of Violation: _____

Please attach any photographic evidence that may help the Board of Managers in its determination.

Date of Board of Managers review: _____

Reviewed by: _____

Determination of Board of Managers:

_____ Written Warning

_____ \$250 fine assessed

If you have been assessed a fine by the Board of Managers, it will appear on your next quarterly dues invoice.