**ELLICOTTVILLE INN CONDOMINIUM ASSOCIATION**

**AMENDMENT TO EX. 1 OF THE BY-LAWS, RULES & REGULATIONS**

**July \_\_\_\_\_, 2021**

 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 only; 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, upstairs front deck).
2. Smoking and vaping of any kind is prohibited on Ellicottville Inn property, including exterior common areas and individual Units.
3. Quiet hours are between 10pm and 9am, except that on Friday and Saturday nights quiet hours start at 11pm.
4. Trash is not permitted to be left unattended in any Common Areas; “pack it in, pack it out”.
5. The dumpster in the parking lot is for regular residential and commercial 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.
6. 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.
7. The washer and dryer in the basement are for the use of Residential Unit Owners only.
8. 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.
9. Non-structural improvements, which do not require Board of Manager approval include:
	1. Painting, floor refinishing, etc.;
	2. Cabinet or major appliance installation;
	3. Re-fitting closets and or new shelving;
	4. Replacement of lighting fixtures.
10. 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 or 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 by forced entry.
11. 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.
12. 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:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Description of Violation: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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**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.