

THE HENLOPEN
RULES OF CONDUCT

1. Vehicles

(a) Automobiles and any other permitted vehicles shall be parked only within the painted lines of a designated parking area. No vehicle shall park, stop or stand along the side or in the middle of any entrance or exit ramp; or within a parking area so as to impede or prevent ready access to and from any other vehicle or parking space. No inoperable or unlicensed vehicle shall be parked within the condominium project for more than 48 hours. The condominium council shall have the right to cause any vehicle not conforming with these regulations to be moved or towed away, as necessary, at the offending unit owner's expense, and without liability for damage caused to the moved or towed vehicle.

(b) All parking regulations posted or promulgated by the condominium council from time to time for the safety, comfort and convenience of the owners shall be strictly obeyed. During peak season, each vehicle shall display the parking permit issued for that year.

(c) Only full-time residents with a permanent disability are allowed to have unit-specific handicapped parking spaces in the garage as evidenced by any state approved handicapped license tag or valid placard. Other disabled persons may park in the designated "Handicapped Parking" spaces, provided the vehicle has a valid handicapped license tag or placard. Those with special vehicles to accommodate disabled persons' egress (e.g. lifts) will be provided temporary handicapped parking while in residence by notifying the Building Manager of the need and dates.

(d) No unit owner or occupant shall cause or permit the blowing of any horn, or screeching of any tires, from any vehicle in which his family, tenants, employees, guests or invitees shall be passengers or drivers, approaching or upon any of the ramps or parking areas serving the project, except as may be required for the safe operation of such vehicle.

(e) No vehicle shall be repaired, tuned, or otherwise mechanically serviced or attended (except for changing a flat tire or jump starting a dead battery), washed, polished, waxed, vacuumed or otherwise cleaned (except for removal of snow and the clearing of ice, snow, and dirt from the windshields) on the condominium project.

(f) The garage shall not be used for parking any recreational vehicle, camping trailer, boat, boat trailer, or jet skis.

2. Grounds and Walks

(a) The Council's maintenance responsibilities for grounds and walks includes grass cutting, shrub, tree, and flower care, snow removal, litter removal, and pavement repair. No unit owner or occupant shall plant, cut, trim, edge, water, fertilize, or otherwise treat the land or plantings thereon, or cause or permit same to be done, except with the Council's or Building Manager's permission. Nor shall any unit owner or occupant cause or permit any walks to be salted, wetted, obstructed, or used other than for ingress and egress, except as may be otherwise permitted or directed by instructions of Council. Each unit owner, occupant, employee and guest shall refrain from littering the common areas.

(b) No signs, lampposts, fences, birdbaths, or other improvements or adornments shall be erected or placed upon the lands of the project except pursuant to the Council's permission. No existing fences or enclosures, walks, or curbs shall be painted, written or drawn upon, used to mount a sign, removed, marked or otherwise defaced. Lawn chairs, tables, game equipment, toys and other such items shall be placed upon the grounds only at such times and places as the Council may decide; and shall be removed from the grounds when not in use unless otherwise permitted by Council or Building Manager. No unenclosed common area, whether limited or not, shall be used for the storage of bicycles, sleds, baby carriages, baby pens, lawn furniture, garbage or trash containers, ladders, tools, toys, or any other articles of whatever nature without the written permission of Council.

(c) No fires shall be caused or permitted on the grounds, including the use of gas, coal or electric grills. No activity shall be carried on upon the grounds which will cause unreasonable wear and tear to the grounds or damage to the landscaping.

(d) Children shall not be permitted to loiter or play upon the walks or in the parking lots or drives. Children's play may be confined to areas defined by Council.

(e) All garbage and other refuse shall be kept out of sight in tightly covered, water and odor proof containers.

3. Pets

(a) Only Henlopen owners are permitted to have pets in their unit. Renters shall not harbor or take pets onto the Henlopen premises. Violations by renters will result in forfeiture of their security deposit and eviction of their pets. No more than two dogs, cats, or other ambulatory pets shall be allowed per unit, and no pets shall be permitted to raise litters in a unit.

(b) Pets must be kept on a standard (up to 6' in length) leash or otherwise secured at all times when outside their owner's unit. Pet owners should be considerate of others in elevators, lobby, hallways, stairways, and other common areas. For example, pet owners should wait for the next elevator if someone already on the elevator informs

the pet owner that they have pet allergies or are uncomfortable being with animals in confined spaces. Pets may not be allowed to linger in the lobby or other common areas of the Henlopen. Pets shall not be left unattended on balconies at any time.

(c) Every pet owner shall take all reasonable steps to prevent the actions, noise, or odors of their pets from annoying, frightening or injuring other occupants or constituting a nuisance to others. Pets exhibiting aggressive behavior anywhere on the premises or persistently barking or making other noises that are complained about by occupants of other units, if reported to and confirmed by property management staff may be evicted by the Building Manager from the premises.

(d) Pet owners shall clean up any pet waste. No pet shall be allowed to relieve itself on the Henlopen premises, on its plantings or other common elements. The Henlopen may charge the pet's owner for the costs of a cleaning service or damages if remedies by the owner are inadequate. Owners shall be strictly liable for the personal injuries or property damage caused by their pets.

(e) Nothing in this section prohibits the reasonable accommodation of service animals.

4. Building Exterior

(a) No unit owner or occupant shall cause or permit any sign to be displayed on or from, or any rug, laundry, aerial, fan, air conditioner, wire or other object to hang or protrude from any window or door. All draperies shall be lined with a white or off-white liner. All owners shall follow the guidelines of the Architectural Committee as to appearance, design, materials and manner of installation of sliding glass doors and hurricane shutters. No shades, awnings or window guards shall be used except with the Council's written approval. No sign or other object shall be displayed on any wall or rooftop without the approval of the Council or Building Manager. The foregoing shall not prohibit the display of customary holiday decorations, subject to such specific limitations on type, manner of display, and duration as the Council may from time to time fix and determine.

(b) No rugs shall be beaten on patios, balconies, or outdoor living areas, nor shall sand, dust, rubbish or litter be shaken, swept over or thrown from any window, door, patio, balcony, or outdoor living area. No laundry shall be aired from any balcony, or on any other exterior common area. No patio or balcony shall be used for cooking of any kind, including barbecue cooking.

(c) No bicycles, skate boards, surf boards, toys, barbeque sets, tires, baby carriages or strollers, playpens, tools, ladders, trash, or any other items shall be stored or left on any balcony or unenclosed patio; except outdoor tables and chairs may remain set up on such balconies and unenclosed patios, subject to such regulation as the Council may issue.

5. Building Interior

(a) No unit owner or occupant shall place his name, or any sign, ad or notice, in any common area or on any common element, or on any door, except as provided on mailbox furnished for his use, or as required by the restrictions on transfer of an interest in the unit as set forth in the Declaration and Code of Regulations. No unit owner shall paint any interior common area. Owners are permitted to decorate their hallway door with a wreath, holiday decoration or similar accessory unless deemed inappropriate by the Council or Building Manager. All entrances and exits, foyers, elevators, corridors, stairwells and landings shall be kept free of all objects whatsoever except such furnishings as may belong to all unit owners in common and have been placed in the building by the Developer or Council as an accessory thereto.

(b) No refuse shall be carried through, over or across any common area except in a watertight bag or other container adequate to keep the refuse from offending the sensibilities of other unit owners, occupants and guests, and from soiling the common area. No dust or dirt shall be shaken, swept or otherwise dropped or deposited in any common area, except a trash chute. All damage to the common area caused by the moving or carrying of articles, and all need for unusual cleaning, shall be paid by the owner or occupant responsible for causing same. Owners, renters, and guests shall comply with posted refuse and recycling rules when disposing trash. The following materials are prohibited from being deposited in the Henlopen's waste containers or trash chute: waste tires, radioactive, volatile, corrosive, flammable, explosive, biomedical, infectious, biohazardous, regulated medical or hazardous waste, toxic substances, or material defined by, characterized, or listed under applicable federal, state, or local laws or regulations.

(c) No unit owner, occupant or guest shall loiter about or play in any hall, corridor, lobby, foyer, stairway, landing, elevator or other interior common area. Any damage to any interior common area shall immediately be cleaned up by the unit owner or occupant responsible therefore, and reported to the Building Manager.

(d) No bicycles, carts, dollies, skate boards, surf boards, toys, baby carriages or strollers, tools, trash, or any other items shall be stored or left in any hallway, subject to such regulation as the Council may issue.

6. Etiquette

(a) In the courtyard areas, owners, renters, guests and visitors shall refrain from loud gatherings, loud music, skateboarding, rollerblading, and playing games involving thrown objects. Owners, renters, guests and visitors shall use trash receptacles as appropriate.

b) The Henlopen promotes a smoke-free environment. Smoking in the Courtyard or in any other common area is prohibited. In the interest of health and safety, smoking on balconies is discouraged. All smoking materials, matches, ashes, tobacco,

cigarette butts, etc. should be properly disposed of and shall not be discarded over the balcony railing, in the Courtyard, or in any other common area.

(c) Owners, renters, guests and visitors are urged to use the showers at the boardwalk entrance to avoid tracking sand to the courtyard, elevators, pool and other common areas.

(d) Carts shall be returned to the garage area immediately after use and shall not remain in any unit for more than 30 minutes.

(e) No unit owner or occupant shall engage in any noisy activity before or after the prescribed times below.

	Before	After
Sunday	10 am	10 pm
Monday – Thursday	8 am	10 pm
Friday	8 am	11 pm
Saturday	10 am	11 pm

No unit owner or occupant shall engage in any altercation at any time, or otherwise shout, yell, or disturb the owners or occupants of any other unit. Television, radio and other electrical or battery-operated devices subject to volume control shall not be played above moderate levels if any unit owner or occupant objects, regardless of time of day or night.

7. Cleanliness

All unit owners and occupants shall be responsible for the cleanliness of their respective units and appurtenant limited common elements. Any rodent or insect infestation shall be immediately reported to the Building Manager.

8. Water and Plumbing

(a) Owners shall promptly repair leaking toilets and faucets. No unit owner or occupant shall cause or permit any tampering with, alteration to or new connection into any water or sewer pipe.

(b) Toilets and drains shall be used for no other purpose than that for which they were designed. Any repairs necessitated by the misuse of such facilities shall be charged to the offending unit owner or occupant, or both.

9. Equipment and Installations

No unit owner or occupant shall tamper or interfere with, attempt to repair, alter, or make a connection with, any electrical or other cable, line, pipe, apparatus or equipment. Before installing and operating any machinery, refrigerating or heating device, washing machine, dryer, air conditioning or other equipment and before using

any illumination other than electric light or decorative candles, each unit owner and occupant intending to install or operate same shall in each and every instance obtain the approval of Council or Building Manager.

10. Explosives and Inflammables

No explosive or highly flammable material shall be brought into any portion of the condominium project, except under the supervision of the Council or Building Manager.

11. Recreational Areas

(a) Only occupants of units in the Henlopen Condominium are permitted to use the pool. No occupants under the age of fourteen are permitted in the pool or poolside area unless they are under the poolside supervision of a parent or other responsible adult. The Council or its agent may place a limit on the number of people using the pool, which limit may vary according to actual conditions and usage from day to day. All persons must comply with the posted rules respecting matters of personal conduct in and about the pool area.

(b) All persons who come from the beach to the pool are urged to use the outdoor shower to remove as much sand as possible before entering the pool. Users of the pool area are responsible for the removal of all articles brought there by them when they leave, including but not limited to towels, books, magazines, drinks, and clothing. Glass containers of any kind are prohibited and no food should be brought into the pool. Food is permitted in areas outside of the pool if maintained in a way that does not impact safety or cleanliness. Furniture other than that provided by the Council cannot be used in the pool area, and existing pool furniture shall not be removed by occupants. Climbing on the fence around the pool is strictly prohibited.

(c) Swimming in the pool is permitted only between such hours as are prescribed by the Council. For safety reasons, no life rafts, toys, or other such objects are permitted in the pool, except for inflatable vests or water wings that are attached to a child. Radios or other audible devices can only be used with earphones. No yelling, running, pushing, scuffling, or splashing of water, other than that accompanying normal swimming, is permitted in the pool area.