

Rules and Regulations



Revised 9.29.2025

Definitions:

WMHOA shall mean Warwick Meadows Homeowners Association, Inc.

WMMHOA shall mean Warwick Meadows Master Homeowners Association, LTD

BOARD shall mean the Board of Directors of the Warwick Meadows Homeowners Association, Inc.

RULES & REGULATIONS

ASSOCIATION DUES

Monthly Association dues are to be paid in advance and are due on or before the first day of the month. A late fee of \$15.00 will be charged by each Association when monthly payments have not been received by the tenth of the month. The Association reserves the right to assess interest charges at the highest rate allowed by the state of New York.

The Board reserves the right to place liens on the homes of homeowners who fall into arrears. Additionally, the Board reserves the right to proceed with civil law suits on homeowners who owe substantial amounts in arrears.

BUILDINGS

No changes are to be made to the exterior of the buildings, in strict compliance with Article VI, Owners Obligation to Repair, of the Covenants, Conditions and Restrictions for Warwick Meadows.

Painting of doors, trim, and fences must conform to the original colors as follows:

- ❖ Fence Stain: "Natural Cedar Tone" Benjamin Moore Exterior Stain
(solid color or semi-solid ONLY)
- ❖ Yellow Units: "Corinthian White" Benjamin Moore Exterior Paint
- ❖ Beige Units: "Sandpiper" Benjamin Moore Exterior Paint
- ❖ Blue Units: "Van Cortland Blue" Benjamin Moore Exterior Paint

Paint colors are on file at Wadeson's in Warwick on Forester Avenue.

CEDAR SHINGLES AND BALCONY DECKING:

All cedar shingles must be maintained and replaced with naturally fading cedar shingles or Exteria brand composite material in the Harvest Cedar color. Homeowners must contact the Homeowners' Office for specific style information for the Exteria composite material. Molding to match is also required. It is the homeowner's responsibility to advise the installer of the HOA guidelines and approved materials.

Decking for balconies must be replaced with natural wood and stained in accordance with the HOA rules or can be replaced with composite material that matches the "Natural Cedar Tone" stain. Lowe's carries ChoiceDek material in Harvest Brown. If not using the ChoiceDek material, a sample of the product you want to use must be provided to the Board for approval prior to replacing the balconies.

Railings for the balconies can be updated in the “like for like” style, by having the balusters brought up to code when replacing them, by installing the additional metal balusters. Board approved alternative to the original style of railing is:

Timbertech: Impression Express Rail system, in black: Modern Top rail, impression rail express post w/ cap and skirt in black, Impression Express level black rail kit. These products are widely available at home improvement centers and building supply stores.

AWNINGS:

One awning may be installed above a lower-level door. Awnings may not be installed on doors or windows above the fence (2nd & 3rd floors). Installed awnings must meet the following guidelines:

Retractable Awnings

- 1.) One awning may be installed above a lower-level sliding glass door, to hang inside the patio area when fully opened.
- 2.) Awnings may be manual or electric.
- 3.) Approved materials for awnings are:

Sky Blue #SB4624 for all blue exterior townhouses

Linen #SB4633 for all yellow & beige exterior townhouses

Mediterranean Canvas Block Stripe #SB4921 for any color exterior

These fabrics may be previewed at Sunbrella’s website: www.sunbrella.com

- 4.) Awnings may be purchased and installed by any company the homeowner chooses. It is the homeowner’s responsibility to advise the installer of all WMHOA guidelines and approved materials.
- 5.) The WMHOA can and will require the removal of any awning that is outside the prescribed guidelines, at the expense of the homeowner.

Fixed Awnings

- 1.) One fixed awning may be installed above the front door of the unit.
- 2.) The approved awning for the doorway is an “Elongated Dome.”
- 3.) Approved materials for awnings are:

Sky Blue #SB4624 for all blue exterior townhouses

Linen #SB4633 for all yellow & beige exterior townhouses

Mediterranean Canvas Block Stripe #SB4921 for any color exterior

These fabrics may be previewed at Sunbrella’s website: www.sunbrella.com

- 4.) Awnings may be purchased and installed by any company the homeowner chooses. It is the homeowner’s responsibility to advise the installer of all Association guidelines and approved materials.
- 5.) The WMHOA can and will require the removal of any awning that is outside the prescribed guidelines, at the expense of the homeowner.

SOLAR SHADES / SCREENS:

- 1.) Solar shades may be hung on the inside or outside of any window.
- 2.) They may be manual or electric.

FENCES:

All fencing must be maintained and replaced with natural wood, according to the original design **or** composite, PVC material in Cedar Grain (viewing samples are located in the Clubhouse.) Homeowners must contact the Homeowner's office for specific style information, for the Cedar Grain PVC composite material. *It is the Homeowners responsibility* to advise the installer of the HOA's approved materials.

Composite Brand: Wholesale Fence Interstate Visions

Composite Color: Cedar Grain

Composite Material: PVC

It is the responsibility of the owner to maintain and paint their fence periodically to conform to the uniform standards of the community. Homeowners repairing or replacing their fences may add copper fence post caps to enhance the look of their property.

STORAGE SHEDS

If the property has no original storage area constructed by the builder onto the easement area the homeowner may, with the approval of the Warwick Meadows Homeowners Association Board of Directors, build a storage area to the specifications of the original storage areas in the complex, or the homeowner may extend the side fence up to the four (4) feet of the easement. It is the homeowner's responsibility to provide the Board of Directors a diagram of the modification showing dimensions or distances to request the Board of Directors' approval.

The property owner acknowledges that the improvements are being made in the easement area where utilities are located. In the event it is necessary to service the utility and it is necessary to remove the improvements or the improvements are damaged, the WMHOA will not be liable for the reinstallation or damages. The property owner will restore the property within ten days after the WMHOA, its agents, servants and employees complete the work. Failure to do so will result in a fine of \$100.00 per month against the property owner for each month the property is not restored. In the event the property restoration is not complete within two months of the WMHOA completing the work, then the improvements shall be removed by the WMHOA at the property owner's expense.

Homeowners with shed enclosures may, with the consent of the Board of Directors, construct a pitched roof for said shed enclosure. The highest point of the pitch must be no more than 12 inches above the existing fence line.

The property owner acknowledges being advised that this is a revocable consent and the WMHOA may require the property owner to remove the improvements in the event it is not built to specifications, constitutes a nuisance, or the property owners fails to maintain the improvements.

INSPECTIONS:

The WMHOA Board will conduct periodic inspections of homes and homeowners not in compliance will be notified and may be subject to fine.

CHANGE OF OWNERSHIP

All homeowners must notify the WMHOA office prior to the closing of their unit, with the following information:

1. Date you will be closing on the property

2. Name and address of the attorney handling the closing
3. Any repairs not completed prior to the sale of your home will be listed in the Closing Letter the HOA send to the Purchaser's attorney.

The unit owner is responsible to pay a fee of \$150.00 per Association for the preparation of the Closing Documents. The selling homeowner is required to provide the Prospectus Plan to their buyer. If the seller is unable to produce the original prospectus, the seller is required to purchase a replacement from the Homeowners' Office. At the closing the buyer pays an initiation fee of twice the monthly charges to both the Warwick Meadows HOA and the Warwick Meadows Master HOA.

Realtor signage is not allowed at anytime, anywhere on the Warwick Meadows property, with the exception of an Open House. Two Open House signs will be permitted on the day of the Open House only. One sign may be placed at the front entrance or by the flag pole and the other sign may be permitted in front of the townhouse at which the Open House is being held. Both signs must be removed immediately at the close of the Open House.

COMMON AREAS

Use of Common Areas is limited to activities that will not be damaging to the property or offensive to other residents. Residents will be held responsible for the actions of their guests, both adults and children. Using the Common Areas for activities such as volleyball, horseshoes, parties, tents, grills, lawn sales, vegetable gardens or moving vans requires prior written Board approval. Any personal items such as tables, chairs, wading pools and swings must not be left on the Common Areas overnight.

Violators are subject to fines as shown on the last page of this document.

HOLIDAY DECORATIONS

Holiday decorations must be installed without damage to any common element. Holiday decorations may be displayed fourteen (14) days before and fourteen (14) days after the Holiday. Decorations are permitted in windows, on doors, patios and decks. No lighting or decorations are permitted on the lawn. No candles or open flames are permitted at any time, for any reason. Warning notices will be issued and fines will be imposed after the warning notices for owners who violate this rule.

COMMON UTILITIES

Common utilities such as water and electricity are not for personal use.

FIRE PREVENTION AND PROTECTION

The local fire department may enter any building or any other part of the premises for the purpose of making an inspection. Any violations, including, but not limited to the following, must be corrected at the owners' expense:

- 1) Unsecured, unoccupied homes, whether or not they constitute a fire hazard
- 2) Accumulation of combustible rubbish/hazardous materials
- 3) Malfunctioning emergency lighting

It is recommended that all units have the following:

- 1) Operating smoke detectors on each floor

- 2) Carbon monoxide alarm in the main bedroom or the hallway outside the sleeping area
- 3) At least one large size, accessible, fire extinguisher at each floor
- 4) A chain type ladder, accessible as a secondary means of exit

CHIMNEY INSPECTIONS:

- 1) All chimneys will be inspected annually at the expense of the WMHOA.
- 2) If the inspection indicates that the chimney is in need of cleaning or repair, the homeowner must comply with the recommendation of the Inspector, at the homeowners' expense, unless the homeowner can prove the inspection company has not diagnosed their problem correctly.

Open burning anywhere in the complex is strictly prohibited. As per the Code of the Village of Warwick, "no person shall burn, allow or permit to be burned any brush, lumber, paper products, plastic, tires, chemicals, trash, garbage, refuse, wood or other related items in the Village of Warwick."

Fireworks/firecrackers of any type are strictly prohibited everywhere in the complex.

GARAGE SALES

Garage Sales are allowed inside the fenced area of a homeowner's property. Two garage sale signs are permitted on the day of the sale only. One sign may be placed at the front entrance or by the flag pole and the other sign may be placed in front of the townhouse at which the sale is being held. Both signs must be removed immediately at the close of the sale. Homeowners are responsible for coordinating parking of visitors so other homeowners are not inconvenienced.

GUESTS

Guests are permitted the use of the WMHOA amenities (pool and tennis court) when accompanied by a host homeowner. Guests must abide by the Rules and Regulations of the WMHOA. Any infractions of the WMHOA Rules and Regulations by said guests (children and adults) can and will be fined to the host homeowner.

LITTERING

Littering is strictly prohibited anywhere on the grounds of Warwick Meadows.

MOTOR VEHICLES AND TRAFFIC REGULATIONS

Speed limits on all Warwick Meadows roads will not exceed fifteen (15) miles per hour. All vehicles must come to a full stop at "Stop" signs.

All vehicles must be properly registered with the homeowners' office. RVs, ATVs, dirt bikes, snowmobiles, or other vehicles as determined by the Board, will NOT be permitted on the Warwick Meadows or Warwick Meadows Master property.

Violation of the above will result in the offending vehicle being towed at the owner's expense WITHOUT NOTIFICATION.

Only emergency vehicle repairs are permitted on the WMHOA roads or in parking areas.

NOISE POLLUTION CONTROL AND ABATEMENT

The property owners of WMHOA have a right to and will be insured an environment free from noise which jeopardizes their health or welfare or degrades their quality of life.

Noise pollution is any vibration, sounds of such intensity, magnitude, frequency, duration of character, as to be injurious or tend to be injurious to human health and safety or public welfare, or as to damage or tend to damage personal or real property, or as to substantially interfere with the comfortable enjoyment of life or property.

In addition, the Board of Directors will follow and enforce any and all Village of Warwick ordinances that go beyond the above guidelines, including prosecution of any violators of said ordinances.

OUTSIDE CONTRACTORS/POWER TOOLS

Contractors are limited to the work hours below. The use of all power tools and equipment by use of contractors or homeowners is also limited to the following hours (other than an emergency):

Monday through Friday: 8:00 am to 6:00 pm
Saturday through Sunday: 9:00 am to 5:00 pm

Any damage to common property done by a contractor while working in Warwick Meadows must be repaired by the said contractor. If the contractor fails to complete the repairs in a reasonable amount of time, the homeowner will be assessed for the damages.

Contractors may not put out any signage on Warwick Meadows property that could be construed as advertising. Any such signs will be removed and held at the HOA office for pickup by the contractor. The homeowner or the contractor are welcome however to leave their name, business, telephone and business card at the office. Contractors must abide by parking rules.

PARKING

Each unit is assigned two parking spaces labeled with unit number. All vehicles that are regularly parked on the premises must be registered with the WMHOA office. All vehicles parked on the premises should be currently licensed, registered and insured. Any abandoned vehicles, vehicles not registered with the HOA or improperly parked vehicles will be towed at the owner's expense.

All residents parking commercial vehicles on the property must notify the WMHOA office to receive a designated parking space.

Visitor spaces are designated for guest parking only. These are not for homeowner use. Homeowners who regularly park in guest parking will be fined for each violation.

Parking is prohibited on the main streets of the complex, with the following exceptions:

- Loading or unloading passengers or parcels from vehicle
- During snow removal operations (*see procedures below*)

Parking is prohibited on the grass in the complex.

If additional parking spaces are needed by a homeowner, parking spaces may be used behind the clubhouse. **If the space is needed for an extended period of time, the homeowner should contact the homeowners' office for Board approval.**

Failure to comply with these parking regulations will result in the following procedures:

- 1st offense: A letter will be mailed to the homeowner stating the violation of parking rules;
- 2nd offense: A second letter will be mailed and a \$50 fine imposed;
- 3rd offense: A third letter will be mailed and a \$250 fine will be imposed.

The Board may authorize appropriate parking and speed limit signs.

PARKING PROCEDURES DURING SNOW REMOVAL:

All cars must be parked in your assigned space or visitor spaces during storms. Vehicles may not be parked on the main roads during a snowstorm.

After all the main roads have been plowed, the parking spaces will be plowed to remove snow. Vehicles should be cleaned off where they are parked in the lot BEFORE being moved to the street. The snow from the vehicles will then be cleared when the lot is plowed.

- Should snow fall overnight, cars should be moved out of the lot and onto the plowed roads between 7:00am and 10:00am in the morning.
- Should snow fall during the day or early evening, cars should be moved out of the lot and onto the plowed roads once the roads are clear so the contractor can plow the lot.

While the parking lots are being plowed, do not park your car on the road directly opposite the lot entrance. Once the lots are plowed, cars must be moved back into the lots as soon as possible. Cars that are not moved out of the lot will be plowed around.

PETS

All pets must be licensed in accordance with the Village of Warwick ordinances. No dogs, cats or pets are permitted to run at large. All pets must be on a non-retractable leash, held by a person of sufficient age. No pet will be permitted in the pool area at any time.

No owner shall, at any time, leave any dog outdoors so as to cause continuous barking and become a public nuisance. The barking dog can and will be considered a public nuisance and the owner will be subject to a fine. Any pet left outdoors on common areas on a regular basis will be subject to pick-up and removal to an appropriate animal shelter and all costs involved will be charged to the pets' owner.

All residents are required to walk their dogs at least 10 feet away from the buildings. This is necessary to ensure privacy, prevent unsightly brown patches in the lawn and to protect shrubs/flowers. Violators are subject to fines as detailed on the last page of this document. Anyone walking pets on the grounds of WMHOA is required to clean up after them.

FERAL CATS

Feeding and harboring of feral cats within Warwick Meadows is strictly prohibited. This is in accordance with the 2010 Cat Control Act of the Village of Warwick. Violators are subject to fines imposed by the Warwick Meadows HOA as detailed on the last page of this document as well as fines imposed by the Village of Warwick.

REFUSE/GARBAGE

HOUSEHOLD GARBAGE

Household garbage is the only garbage that is permitted to be placed in the dumpsters. Regularly scheduled household garbage pick-up is twice a week. For information on pick-up days, please contact the WMHOA office.

All garbage must be in properly secured in plastic bags and placed in your designated dumpster. All dumpsters must have the lids closed after depositing garbage.

No recyclable materials are to be placed in dumpsters (*See Recycling*). Dumping in Warwick Meadows is strictly prohibited.

Homeowners are prohibited from rummaging through or removing garbage from the dumpsters. This is a public health issue.

Any homeowner violating the above guidelines will be subject to fines in addition to any costs involved.

RECYCLING

Recycling is mandatory. The recycling area is located behind the clubhouse. All recycling can be co-mingled. No recyclable materials are to be placed in recycling while in plastic bags! All cardboard boxes must be broken down and placed in the containers.

The only items accepted in the recycling bins are as follows:

Containers (Please rinse all containers)

aluminum cans
aluminum foil
glass bottles
juice boxes
milk cartons
plastic containers (#1-7)
tin & bi-metallic containers
(including aerosol cans)
white refrigerated/frozen food containers

Paper

chipboard/boxboard
computer/office paper
craft paper/brown grocery bags
junk mail, magazines & catalogs
notebook & construction paper
hard-covered books (covers removed)
soft-covered books/paperbacks
telephone books
newspaper
corrugated cardboard (flattened)

The following items **are not** recyclable:

Diapers, clothing, styrofoam, plastic bags, compost and yard waste

Additional recycling information may be found online at www.townofwarwick.org

ELECTRONIC WASTE

No electronics are permitted to be left in the recycling area or dumpster. This includes TVs, computers, printers, fax machines, stereos, etc. All electronics must be disposed of at an authorized recycle facility or business (i.e. Staples, Best Buy, local computer stores). Security cameras are in operation at the recycling area. Fines will be imposed for those residents who violate this rule.

SANITATION

An unhealthful, hazardous or dangerous condition due to the accumulation of rubbish or other like materials is strictly prohibited on homeowner's property. Failure on the part of the property owner or renter to comply with subject removal will cause same to be removed by the WMHOA, who will assess the cost to the property owner.

NO DUMPING

Security cameras are in place; anyone found dumping on Warwick Meadows property will be fined as listed in the Violation Fine List on the last page of this document. Fines will be strictly enforced

RENTERS

All property owners must notify the WMHOA office of occupancy by a renter, in each instance of rental, at which time the renter will be required to complete the standard WMHOA Information Form. Renters failing to comply with all Rules and Regulations will be denied use of all amenities, and the appropriate WMHOA fines will be levied. **Property owners will be held responsible for violations by renters.**

As residents of Warwick Meadows, any renter may attend the homeowner meetings. At these meeting renters can present topics of discussion during the open discussion and can question any topic discussed during the meeting. Renters cannot vote on items up for vote nor can they cast a vote in Board of Director elections.

POND

Fishing, swimming, skating or trespassing in the pond or its tributaries is strictly prohibited.

CLUBHOUSE

The clubhouse is available for rent by the residents. Reservations are accepted on a first come/first serve basis with reservations preferred at least two weeks in advance. Any person renting the clubhouse must sign a contract (available at the office) holding said person liable for locking up after use and returning the key to the office. A rental fee and security deposit are required. Contact the Homeowners' Office for current rates. Please note: The maximum capacity is 43 people, per the Building Department of the Village of Warwick.

POOL

The pool is open from Memorial Day through Labor Day or as posted. Residents will be notified of the operating hours, policies and procedures as determined by the Board when receiving their annual pool pass application in May. All policies and procedures are based on, but not limited to, the Orange County Board of Health Rules & Regulations.

All persons under the age of 16 must be accompanied by their parent or legal guardian, or an adult who will be responsible for their safety and behavior and any medical emergencies. Any child under the age of 12 using the pool as the guest of another homeowner must have written permission from their parent/guardian to be at the pool with said adult. An emergency contact phone number for the absent parent/guardian must also be indicated in the note to the Lifeguard.

Copies of the detailed pool rules are sent to homeowners annually with pool passes. Copies are also available at the Homeowners' Office.

The WMMHOA and the members of the Board, as well as the Lifeguards employed by the WMMHOA, are not responsible or liable for the injury of any person violating the rules.

Trespassing on pool grounds for any reason is subject to fines, the loss of pool passes for the offender and their family for the rest of said season and prosecution. Exceptions will not be made.

TENNIS COURT / BASKETBALL COURT

The priority usage of the court is for the game of tennis. If tennis is not being played, the court may be used for basketball. Residents of Warwick Meadows / Warwick Village Condominium and their guests are permitted to use the court. No one is permitted to use the court for more than one (1) hour if another party is waiting. Lock code to the Tennis Court is available in the Homeowner's Office.

SECURITY

Residents should report all injuries, accidents, vandalism, burglaries and criminal activity to the WMHOA office. They are also urged to note the license plate numbers of vehicles engaged in suspicious activities or suspected violations and report same to the WMHOA office and the Police.

SOLICITING

House-to-house soliciting is strictly prohibited. Violators are considered a nuisance and should be reported by homeowners to the Police.

HUNTING

Hunting within the confines of the Warwick Meadows /Warwick Village Condominium property is prohibited. Non-property owners are prohibited from driving and/or parking on the complex roads for the purpose of hunting.

No firearms (including air rifles and air pistols) will be discharged nor any bow and arrow used for hunting or target practice anywhere on the property.

VANDALISM

Vandalism of any kind, by anyone, will not be tolerated. Responsible parties can be fined and will be billed for any damages incurred. Parents or guardians will be held responsible for persons under 18 years of age causing acts of vandalism. Violators will be prosecuted.

VIOLATIONS

Any paragraph(s) in the Rules and Regulations that may be interpreted as a violation by the Board shall be deemed as such, and, therefore, subject to penalty as may be fixed by the Board. All violations are subject to fines listed

on the last page of this document. Fines can be increased or decreased at the discretion of the Board of Directors and updates mailed to all homeowners.

Please call the office at 986-9410 if you have any questions regarding these Rules and Regulations.

WARWICK MEADOWS / MASTERS HOA

VIOLATION FINE LIST

<u>VIOLATION</u>	<u>1st FINE</u>	<u>2ND FINE</u>	<u>3RD & SUBSEQUENT FINES</u>	<u>LATE FEE/ FINANCE CHARGE % ON UNPAID FINES</u>
Pet Clean Up	\$50	\$100	\$200	\$15.00 / 9%
Unleashed Pet / Walking Pet within 25' of a unit	\$50	\$100	\$200	\$15.00 / 9%
Feeding/Harboring Feral/Stray Animals	\$100	\$200	\$500	\$15.00 / 9%
Parking on Roads or Unauthorized Spot for Extended Period of Time	Warning	\$50	\$250	\$15.00 / 9%
Trespassing/Damage to Pool/Clubhouse	\$100 + damages	\$200 + damages	\$500 + damages	\$15.00 / 9%
Improper use of Common Areas	\$100 + damages	\$200 + damages	\$500 + damages	\$15.00 / 9%
Improper Dumping of Trash/Recycling Materials or Electronics	\$100	\$200	\$500	\$15.0 / 9%
Unit Upkeep: Fences, Shingles, Doors, Chimneys, Siding, Easement Area	\$50/month	\$100/month thereafter		
Noise Pollution	\$50	\$100	\$200	\$15.00 / 9%
Returned Checks	\$50	\$100	\$200	\$15.00 / 9%
Open Burning or Discharge of Fireworks / Firecrackers	\$100	\$200	\$500.00	\$15.00 / 9%

Fines may be changed at any time at the discretion of the Board of Directors.