



**THE RULES AND REGULATIONS  
OF THE  
POND SIDE HOMEOWNERS ASSOCIATION, INC.**

As Amended Through July 8, 2003

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Rules and Regulations  
of the  
Pondside Homeowners Association, Inc.**

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# Parking

## A. Visitor Parking Regulations

In accordance with Article III, Section 2, paragraphs A. and C. and Article VII, section 2 paragraph I of the bylaws of the Pondside Homeowners Association, the Board of Directors of the Association, at a regularly scheduled meeting on May 22, 2000 enacts the following regulations to become effective July 1, 2000.

- A) Visitor Parking: The following rules apply to visitor parking throughout the Pondside complex:
1. Visitors may not park in spaces designated as “Reserved”.
  2. The following spaces are designated as “Visitor Parking”
    - a) Spaces 4 and 5—located across from the 200 building
    - b) Spaces 10A and 11—located between the 200 and 300 buildings
    - c) Spaces 20 and 21—located between the 300 and 400 buildings
    - d) Spaces 225, 226 and 227—located on Pondside Drive across from the entrance to Pondcrest Lane
    - e) Spaces 120, 121 and 122—located across from unit 611 and 612
    - f) Spaces 130 and 131—located between the two 600 buildings
    - g) Spaces 117 and 137 located adjacent to and across from unit 607, respectively
    - h) Spaces [242 *this space was subsequently eliminated from the list of visitor parking spaces*], 243, 244, 245, and 246—located across from unit 1206
    - i) Spaces 221, 222,223 and 224—located across from unit 1001
    - j) Spaces 182, 182A, 183, 184 and 185—located adjacent to unit 1601
    - k) Spaces 215 and 216—located at the end of the 1300 building
    - l) Spaces 60, 94, 96, 97, 98, 99 and 100—located across from the garbage containers at Club West
  3. Pondside residents shall not park in spaces designated as “Visitor Parking” during the following hours: Monday through Thursday, 4:00 p.m. to 8:00 p.m., Friday 4:00 p.m. through Sunday 8:00 p.m., including holidays.
  4. Notwithstanding paragraph “3” above, during permissible hours Club West “Visitor Parking” spaces may be used only by Club West residents and are reserved for visitors of Club West residents.
- B) Fines and Penalties: The following fines and penalties shall be applied to violations of paragraph “A” above:
1. There shall be a fine of no more than \$50.00 per day for each violation;
  2. Any vehicle parked in violation of these provisions may be towed;
  3. It is the obligation of Pondside residents to advise their guests as to these rules;

4. Pondsides unit owners and leases shall be responsible to pay any fine incurred by their guests.

### **B. Curbside-Parking Regulations**

In accordance with Article III, Section 2, paragraphs A and C and Article VII, Section 2, paragraph I of the bylaws of the Pondsides Homeowners Association, the Board of directors of the Association, at a regularly scheduled meeting of February 13, 2000, enacts the following regulations to become effective May 1, 2000:

Parking of vehicles at the curbside is not permitted anywhere within the Pondsides complex, with the following exceptions:

1. Curbside parking is permitted during active loading and unloading of a vehicle.
2. Curbside parking of vendor vehicles in front of townhouses is permitted if the service requires the use of equipment, which is maintained in or on the vehicle during periods of actual use.
3. Pondsides Club West, PCW rules regarding vendor/delivery vehicles will apply in all areas adjacent to PCW.

Vehicles parked at the curbside for other than the permitted exceptions are subject to being towed and the homeowner involved is subject to being fined.

### **C. Vehicle-Type Restrictions** *[Approved at a regularly scheduled meeting of the Board of Directors on and effective November 19, 2001]*

No motorcycles, trailer, boats, motor homes, trucks, commercial vehicles, including vehicles with commercial license plates or vehicles with lettering indicating a commercial purpose, or abandoned or inoperable vehicles may be parked or stored in any parking space in or on the property of the Homeowners Association. This rule shall not apply to vehicles that enter onto Association property temporarily to conduct business or render services, and for which other rules of the Homeowners Association may apply.

### **Clubhouse Fitness Room Regulations** *[Approved at a regularly scheduled meeting of the Board of Directors on and effective June 16, 2003]*

1. Children under 12 years of age are not permitted in the Fitness Room. Children 12-16 years of age are permitted to use the Fitness Room equipment under the strict supervision of a parent or guardian
2. Pets, food, drink (except water and sports drinks), smoking, running, horseplay, and littering are prohibited in the Fitness Room.
3. Residents must accompany their guests for their entire stay in the Fitness Room.
4. Clothing with metal belt buckles, exposed metal buttons and zippers, etc., is prohibited in the Fitness Room.
5. Athletic shoes must be worn in the Fitness Room.
6. There is a 30 minute time limit on cardiovascular equipment when other residents are waiting.

7. At the end of each day, any personal property left in the Fitness Room will be discarded.
8. The Fitness Room is a service to members. The Association cannot assume responsibility for any injury or loss to persons or property. By use of the Fitness Room, members and their guests assume risks inherent in Fitness Room use or being about the Fitness Room premises.

## **Tot Lot Regulations** *[Approved at a regularly scheduled meeting of the Board of Directors on and effective June 16, 2003]*

1. Pets, smoking, glass and littering are prohibited in the Tot Lot.
2. Children must be accompanied by an adult. Adults must supervise children closely.
3. At the end of the day, any personal property left in the Tot Lot area will be discarded.
4. The Tot Lot is a service to members. The Association cannot assume responsibility for any injury or loss to persons or property. By use of the Tot Lot, members and their guests assume risks inherent in Tot Lot use or being about Tot Lot premises.
5. The Board of Directors reserves the right to rescind, alter, waive or add any rule and regulation when in its judgment, it is necessary and advisable.

## **Swimming Pool Regulations** *[As amended by electronic vote July 8, ,2003]*

1. Swimming is at your own risk at all times.
2. Swimming is permitted only during official pool hours.
3. Each year, beginning with the extended Memorial Day holiday weekend, the pool is open only weekends from 11:00 AM to 7:00PM. From the third weekend in June and lasting until the extended Labor Day holiday weekend, the pool is open 7 days a week, from 11:00 AM to 7:00 PM. Other dates and times may be announced by the Homeowners Association.
4. Membership is limited to owners and their unmarried children under 25 years of age. This includes children who are not full-time residents.
5. Married children and their families are not members and are considered guests.
6. All guests must be accompanied to the pool with a Pondsides resident.
7. Each family will be allowed a maximum of two (2) guests daily. The Association reserves the right to charge a fee for guests.
8. Upon arrival, all residents and their guests must sign the Pool Register at the pool entrance gate.
9. Eating, drinking and smoking will be permitted in designated areas only.
10. Radios are not allowed in the pool area unless used with personal earphones.
11. No diving is allowed.
12. Proper swimming attire is required in the pool area at all times.

13. No glass is allowed in or around the pool area at any time.
14. No pets are allowed in the pool area.
15. No floats, tubes, balls or other equipment are allowed in the adult pool, except during designated play activity hours. This will be supervised by the lifeguard. Only water wings and other safety equipment are allowed in the adult pool.
16. Children under 4 years of age are not permitted in the adult pool.
17. Children who are not completely toilet trained are not allowed in the adult pool at any time. In addition, no diapers are allowed in the adult pool.
18. When the pool is closed at the end of each day, any personal property left in the pool area, including towels, bathing suits, toys and shoes, will be discarded by the lifeguard.
19. Children under the age of 12 must be accompanied and actively supervised by an adult.
20. It is understood and agreed that the pool is only a service to the members, and the Association cannot assume responsibility for any injury or loss to persons or property. By use of the pool, members and their guests assume the risks inherent in the use of the pool, or being in or about the pool premises.
21. The Board of Directors reserves the right to rescind, alter, waive or add any Rule and Regulation when in its judgment it is necessary and advisable.

## **Tennis Court Regulations**

1. Pondside Resident Members will be given priority during prime time (9:00 a.m. to 12:00 noon) unless there is an open court.
2. Sign up for court reservation will be on a daily basis between the hours of 7:00 a.m. and 7:00 p.m. The sign up sheet is located at the tennis courts. All court scheduling is on the hour. No children under sixteen (16) years old, or guests, may sign up for prime time (9:00 a.m. to 12:00 noon) but may use open courts.
3. Residents must sign in. One resident may sign in for court reservation, however names of all players must be entered at that time.
4. All court reservations not claimed within ten minutes after the hour on the court clock will be forfeited and any other players may use the court for the remainder of that hour.
5. If the court is not occupied within ten minutes after the hour on the court clock, you may play again on a first come first serve basis.
6. Time frame for play will be one hour per reservation for singles/doubles.
7. Guests may only play with a Pondside resident.
8. No children under sixteen (16) years old may play during prime time (9:00 a.m. to 12:00 noon) on weekends and/or holidays, unless there is an open court.
9. All children under sixteen (16) years of age must be accompanied by an adult after 5:00 p.m. on weekdays, unless there is an open court.

10. No smoking, food or chewing gum will be permitted on the tennis courts.
11. All members are expected to follow the proper rules of tennis etiquette and proper tennis attire.
12. All persons use this facility at his/her own risk, and in conformance with all rules and regulations
13. The Board of directors reserves the right to rescind, alter, waive or add any rule and regulation when in its judgment, it is necessary and advisable.

## **Pet Ownership and Responsibilities** *[Adopted March 12, 1996, effective April 15, 1996, amended May 20, 2002]*

- a. Permission for Dog Ownership (Permission”) – No dog shall be kept or harbored in any Condominium unit unless expressly permitted in writing by the Board of Managers of that Condominium. Written permission shall be obtained before the dog is acquired by a resident and/or brought onto the property of the Pondside Homeowners Association (“the Association”). Permission shall not transcend or survive the sale or lease of the unit, or death of the dog.
- b. Revocation of Permission – The Boards of Managers of the Condominiums and the Board of Directors of the Association expressly reserve the right to revoke a permit, and the right to require a security deposit for the continuation of a permit, for harboring a dog at any time. These restrictions may be applied to an individual owner’s permit without application to the permits of other dog owners within Pondside.
- c. Dog License – Prior to a condominium Board of Managers giving Permission, a copy of a New York State Department of Agriculture license, issued through the Town of Greenburgh, shall be submitted by the dog owner to the Managing Agent.
- d. Vaccination – Subsequent to the granting of initial permission to harbor a dog, the Managing Agent may request at appropriate time intervals, and the dog owner shall apply, a copy of a current dog license, to insure that all dogs continue to be licensed and vaccinated as required by State law.

Owners of cats, which are allowed to run free outside of a unit, shall be required to produce a current certificate of vaccination from a veterinarian upon request of the Managing Agent.

- e. Control – Dogs must be on a leash no longer than 10 feet and under complete control of the person walking them at all times. Dog owners shall not permit dogs to approach closer than 10 feet to other persons, or to dogs being controlled by other persons, without permission from the other person. Dogs shall not be walked on any grass covered area, unless the dog owner “cleans up” (as defined in subsection f, “Sanitation,” below) which term expressly includes the flushing of urine.
- f. Sanitation – Persons walking dogs anywhere within Pondside are required to clean up after their dog. The term “clean up” includes the removal of all solid

waster from all areas (grass, roadway, sidewalk, mulched, stone covered, etc.) within Pondside and the flushing of urine from any grass covered area. Solid waste shall not be disposed of in storm drains because these drains flow into the ponds in the center of Pondside.

## Registration and Identification of Motor Vehicles

*[Adopted February 13, 1996]*

- 1) Registration – Within thirty days from a request from the managing agent, unit owners, residents and tenants shall provide to the managing agent information identifying vehicles they intend to park within Pondside. The information required is defined in administrative procedures established by the board. In addition to unit owner owned vehicles, registration is required for company or employer owned vehicles with dealer plates, leased vehicles, and extended-term visitor vehicles as defined in this section 4.C. of this rule.
- 2) Unit Owner Responsibility for Maintaining Current Information – Unit owners, residents, and tenants shall provide revised registration information to the managing agent when they dispose of an existing vehicles, or acquire a replacement or additional vehicle, company vehicle, dealer plate, or a change in registration of an extended term visitor vehicle (Section 4) c) of this rule.
- 3) Vehicle Identification Devices – The Board of Directors may require application of a vehicle identification bumper sticker, window sticker, or rear view mirror identification hanger for registered and visitor vehicles.
- 4) Visitor Vehicles
  - a) Day Visitor Vehicles – Day visitor vehicles are those vehicles which are parked within Pondside which do not remain overnight as defined in section 4). B) following.

It is recommended that a note be placed on the dash board displaying the unit number which is being visited so that the unit may be contacted in the event that it is necessary to have a vehicle moved. If a visitor vehicle is parked in violation of the “Parking” rules, and has not been identified with a unit number note or sign, it may be towed without warning because no warning can be given and no fine can be assessed unless a unit number is displayed.

- b) Overnight visitor Vehicles – Overnight is defined as any part of the time period between 2:00 a.m. and 8:00 a.m. Unit owners shall identify visitor vehicles which park overnight by placing of [sic] a sign indicating the unit number, which the vehicle’s driver is visiting, in vehicle window, on the dashboard, or on the rear window shelf.
- c) Registration of Visitor Vehicles – Registration of visitor vehicles is encouraged for frequent visitors, and required for extended term visitors, as specified below. The purposes of this registration are to maintain security, insure that owners of visitor cars can be contacted if it is necessary to have a



car moved, and to control (as defined in “Parking”) use of visitor parking spaces on an equitable basis.

Frequent Visitor Vehicles – Registration Encouraged – Unit owners are encouraged to register the vehicles of their frequent day and overnight visitors with the managing agent. Registration assures visitors that they can be contacted prior to towing if it is necessary to have the vehicle moved. Registration avoids the inconvenience of placing a sign in the vehicle each time it is visiting the unit.

Extended Term Visitor Vehicles – Registration Required – Extended Term Visitor Vehicles are defined as vehicles present for all or part of more than seven consecutive days within Pondside. Prior to the seventh day, unit owners shall register Extended Term Visitor Vehicles with the managing agent. This category includes children returning from school or work during holidays or vacations; other relatives or guests staying with the unit owner; house sitters, dog walkers, etc. Section 2.C “Parking” may impose restrictions on extended term visitor parking in designated visitor spaces.

Enforcement – Any vehicle which is parked in a designated visitor, club house or unassigned parking space, or spaces, for part or all of more than ten consecutive days, without being registered with the managing agent, may be towed.

## Traffic Control

- 1) Speed Limit – The speed limit on all roads and courtyard within Pondside is 15 miles per hour.
- 2) One Way Traffic Circle – Traffic driving direction around the gazebo circle shall be in a counter clockwise direction as indicated by the signs installed in the traffic circle.

Short cutting to the left so as not to drive around the gazebo when entering Pondside and driving toward Village I, or when approaching from Village III and Village II and driving toward the exit, is prohibited.

- 3) Two Way Traffic – Other than the traffic circle, all roads, no-exit roads, and courtyards are designated for two way traffic with no curb side parking.
- 4) Stop Signs – Vehicles must make a full stop (vehicle wheels must stop turning) at each of the six stop signs installed in Pondside. These signs are located as follows: At the entrance to the gazebo traffic circle from: the gate access road, Pondside Drive approaching from Village III and Village II, Pondside Drive approaching from Village I; on Pondside Drive at the boundary between Village II unit 701 and Village III unit 612 in both directions; on Pondcrest Lane at the intersection with Pondside Drive.

- 5) No Standing/No Parking Zone – No standing or parking is permitted on either side of the entire length of the access road between the gazebo traffic circle and the intersection with Stadium Road.

Vehicles are specifically prohibited from standing in the road between the exit gates and Stadium Road. Drivers of vehicles who wish to wait for school buses, car pools, or for any other reason should use the parking lot across the street.

Vehicles are prohibited from parking inside the gates on the access road. Short term parking for active unloading and loading of equipment, food, or supplies for the Club House will be permitted.

## **Garbage Containers/Recyclable Bin Storage and Replacement for Collection** [Adopted December 6, 1997, effective December 7, 1998]

1. All garbage containing any organic or other food debris must be in a rigid, covered container when placed at the curbside for collection.
2. All non-organic/non-food garbage, trash and plastic peanuts or other packing material must be in sealed containers or tied bags when placed at the curbside for collection.
3. The color of garbage containers purchased after the effective date of this Section 5 of Article XVII of the Homeowners Association Bylaws must be tan, sand, almond, or dark green (matching the current door and shutter green color) with locking lids.
4. All garbage containers must be labeled using waterproof ink with the owner's unit number on both the inside of the lid and the bottom of the container. Recycle bins must be so labeled in the inside or outside of the bottom of the bin.
5. All garbage containers and recycle bins must be stored in the unit owner's garage or interior storage areas. Garbage containers and recycle bins shall not be placed outside of the units in any location except on scheduled days of garbage collection.
6. Exception: "A" unit owners may elect to store tan or sand colored garbage containers on their 1<sup>st</sup> (main) level rear balconies.
7. Unit owners are responsible for placing garbage and recycle containers out for collection according to the Town of Greenburgh schedule for garbage and recycle collection.

*Note: This schedule is published and distributed to all registered voters and is available from the Greenburgh Town offices*