

## COMMUNITY RULES

### WE ASK ALL RESIDENTS TO FOLLOW THE RULES SET OUT BELOW

- 1. Please pick up after your dog (or other pet).** The Baltimore County Code, at Title 6, Article 12, No. 8, states that “Owners are responsible for the timely removal of pet waste on public and private property.” And fines are imposed for violations of this provision: \$25.00 for a first offense; \$100.00 for repeated offenses. Also, criminal penalties may be imposed: (a) up to \$1,000.00 in fines, (b) up to ninety (90) days in jail, or (c) both. Observing this rule is very important, however, for another reason. The value of your home depends in large measure on the appearance and reputation of our community. The sight and smell of animal waste is an immediate turn off, not just for other residents, but for any person visiting our community, or coming here to look at a home for sale. The ability to sell a home often depends on the impression made by its surroundings. And the people who come here to visit or buy will talk about their impressions to family members and friends, and that is how reputations are made. Please do your part to help make our appearance and our reputation excellent. For a complete list of the rules in Article 12, please click on ANIMAL CONTROL, shown on this website under RULES.
- 2. Please do not let grease get into our sewage system.** If you cook with oils or grease, do not flush them down a toilet, or pour them down the drain of a sink. To do so will cause clogging, and require us to pump out the system. This costs \$410.00. We have been able to reduce the interval, for cleaning out our sewage system, from every four weeks to every six weeks, because of the cooperation of our residents. If we assume that an interval of four weeks will result in 13 cleanings a year, the sum (13X410) is \$5,330. If we assume that an interval of six weeks will result in 9 cleanings a year (9X410) the result is \$3,690, and the reduction in expense (5330-3690) is \$1,640. Help us to keep this expense down, or to even get it lower. One way to dispose of oil or grease that has been used for cooking, is to allow it to cool, and then (1) pour it into a plastic container which can be sealed, (2) place it in the freezer compartment of your refrigerator, and (3) after the contents have hardened, put the container in the trash.
- 3. Please do not use our three dumpsters unless you live in a condominium in Glyndon Trace II.** People in the villas of Glyndon Trace I have a separate and different system for trash disposal, and must use only that system. If the trash being put into our dumpsters continues to increase, it will require the placement and rental of a fourth dumpster. The placement will mean the addition of an unsightly feature in our community, and the rental will mean an increase of \$45 per month and (12X45) \$540 per year in expenses. Residents in Glyndon Trace II can help avoid these results by taking the following steps: (1) Break down and flatten boxes before placing them in a dumpster. (2) If merchants, contractors or other persons make a delivery to your condominium, ask them to break down and flatten boxes they have brought, before placing them in our dumpsters.
- 4. Please notify the Master Board seven calendar days in advance, about any matters you want to present at our meetings.** This should be done by calling Mordy Weimer at Tidewater Property Management (443-548-0191), or by sending an email to [mweimer@tidewaterproperty.com](mailto:mweimer@tidewaterproperty.com). This advance notice will give us time

to look into matters to be presented, so that we can discuss them in an intelligent manner. The Master Board has placed a similar requirement on itself. We have adopted an internal rule calling for the posting of our minutes, on both the clubhouse bulletin board and our website, within seven calendar days from the date of our meetings. This means residents who present matters at our meetings will have a yes, no, or maybe response posted, within seven calendar days from the date their items were discussed. If an emergency situation should arise, it will be treated as an exception to our advance notice rule.