

## BHC Owner / Lessee Quick Reference Guidelines

### Marina Rooms Rules and Etiquette

- Marina Rooms are used for membership and committee meetings, and owner/lessees' private parties. Rooms may be reserved by signing in the calendar book located in each room.
- Owners /lessees are expected to clean the seating and kitchen areas after use, including emptying the refrigerator and freezer and running and emptying the dishwasher. Owners are responsible for any damage.
- The Marina Room is a shared amenity intended primarily for reserved activities. As the season begins, we kindly ask all owners/lessees to use this space thoughtfully and considerately.

### Grill Areas

- Gas-fired grills are located outside each building. After use, owners/lessees are responsible for scraping the grills with the tool provided. Please remember to turn the gas valve and light "off," remove all debris, and leave the cover off the grill. BHC staff will do a final clean of the area and replace the grill cover.
- Grill areas can be reserved using the calendar books located in the corresponding marina room. When not reserved, grills are available on a first-come, first-served basis.

### Noise

- Wishing to maintain a congenial and pleasant atmosphere at BHC, please be a good neighbor.
- Please be courteous and keep noise levels in and around the pool, hallways, grill and parking areas, and on balconies to a minimum, especially between the hours of 9:00 P.M. and 9:00 A.M.
- "No behavior shall be allowed which will create a public or private nuisance, nor which shall unreasonably interfere with the quiet possession or enjoyment of the condominium premises, nor which becomes a source of annoyance to the condominium residents."

### Laundry Rooms

- A posted schedule for laundry use is in each laundry room. Assigned days are reserved from 8:00 A.M. to 9:00 P.M. for the assigned resident's use only. Unassigned days are considered "free days" and available to any resident of a given floor. Please be considerate of others on free days.
- Owners/lessees are responsible for their own laundry products.
- Laundry rooms may be used only from 8:00 A.M. to 9:00 P.M. Dryers should not be used after 9pm. The exhaust fan is on timer and could create a fire hazard.
- When laundry is finished, turn the water lever to the "off" position, leave the washing machine lid open and clean the lint screen.

## **Garbage**

- Garbage chutes located on each floor may only be used during weekdays, from 8:00 A.M. to 9:00 P.M. On weekends and holidays, the property manager is not on duty to dispose of trash. The use of garbage chutes is prohibited from Friday, 4:30 P.M. until Monday, 8:00 A.M. Weekends and holidays, residents must use the dumpster located in the Marina parking lot.
- Liquids and glass must be secured in a bag and hand carried to the Trash Room. All remaining garbage must be placed in a sturdy bag and tied securely before using the chute.
- Double bag any bag that has a hole.
- Diapers should be taken to the dumpster and not deposited in the trash.

## **Pool**

- Please close and tie umbrellas and put outdoor furniture back after use. Also, before entering the buildings from the pool, please dry off or use the side doors.
- Absolutely NO glass is allowed in the pool area.

## **Non- Smoking**

- BHC is a nonsmoking building. This means there is absolutely NO smoking or vaping inside or on the lanais of the buildings. Designated smoking areas are by the marina.

## **Garbage Disposals / Old Plumbing**

- Neighboring apartments may be affected by a clogged drain. It is essential that disposals be used only for small amounts of easily ground food materials. To ensure that major clogs do not occur in the buildings, do not grind the following items:
  - Metals, glass, paper, ceramics, cloth, string, rubber, seafood shells, artichokes, corn husks, melon and citrus (especially lime) rinds, banana skins, pea and bean pods, asparagus stalks, or any other tough, fibrous material.
- Do not pour grease of any kind into the disposal or sink.
- Run water for one (1) minute after disposal is clear of food.
- The cost of plumbing repairs or water damage to a neighbor's apartment resulting from misuse of disposals or owners' clogged sinks will be charged to the owner of the responsible unit.

## **Bicycles**

- No electric bikes or bike batteries are allowed on BHC property.