



www.OrleansCourtOC.org

To All Orleans Court Unit Owners, Renters, and Guests:

Orleans Court Condominiums is proud to be part of Ocean City's heritage, and we strive to ensure that our facilities and common areas are kept clean, up to date, and in compliance with Ocean City's laws.

There are 84 one bedroom, privately owned units. Our owners' association pays for general maintenance and upkeep, including our pool area and courtyard. As a privately owned condominium, there is no on-site management office.

Renters and guests must understand that since this condominium is comprised of privately owned units, there is an expectation that care will be taken to respect the individual properties and to comply with all of our condominium rules and regulations, which are available on our Orleans Court website: OrleansCourtOC.org.

The attached Owner/Guest/Renter Information sheet must be part of any correspondence with renters, whether it be through a third party rental management company, or correspondence between unit owner and renters/guests. Each renter should acknowledge receipt of the Orleans Court Rules.

Renters and guests should understand that infractions of the Orleans Court Rules and Regulations and the Orleans Court Pool Rules could result in verbal or written report(s) made to the Ocean City Police Department for enforcement.

Thank you for your cooperation.

Orleans Court Condominium Board of Directors



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Owner/Guest/Renter Information Sheet

This information sheet does not replace the documented Orleans Court Condominium Regulations and/or Pool Rules available on the Orleans Court website at www.OrleansCourtOC.org. Unit owners are responsible for the conduct of the persons occupying their units as renters or as guests.

Trash:

All trash MUST be put in the Orleans Court dumpster at the corner of 140th and Sinepuxent Drive. Large articles must not be left in the dumpster corral – they must be put inside the dumpster. Unit owners, renters or guests who discard items outside the dumpster will have removal charges billed to the unit owner.

For safety reasons, trash bags or other items (shoes, strollers, coolers, etc.) must not be left in the walkways of Orleans Court for any reason, for any amount of time. For reference, see Ocean City MD Code of Ordinances, Chapter 34.

Pools:

All pool rules, which are available on the Orleans Court website at www.OrleansCourtOC.org and on posters in the courtyard, must be followed by unit owners, guests, and renters alike. Violations will be reported to the Ocean City MD police department.

ABSOLUTELY NO INDIVIDUALS ARE PERMITTED TO USE OUR PRIVATE POOL UNLESS THEY ARE OWNERS, RENTERS, OR HAVE BEEN INVITED TO USE THE POOL WHILE THE OWNER IS ON THE PREMISES. All users of the Orleans Court pool must have unit owner tags on or near them at all times. Unit owners have the right to question individuals who cannot produce a valid pool tag. Trespassers will be reported to the Ocean City police department.

Safety in our pool area is paramount. There are to be no propped open gates, unsafe pool behavior, activities which infringe upon the well-being of our owners, guests or renters, or other activities which may increase unit owner liability. This includes balls of any kind being thrown in the pool or courtyard areas.

Pool furniture may not be moved from its designated area. Pool furniture is owned by the Orleans Court HOA and may not be “saved” with a towel or other items.

There is to be no glass in the pool or courtyard areas.

There are to be no diapered children (or children who are not potty-trained) in the large pool at any time. If an accident occurs and the pool is shut down for cleaning, the unit owner will be responsible for all incurred costs. Violators will be reported to the Ocean City police department.

Pets:

Only unit owners may have pets in their unit and must be responsible for picking up and properly disposing of pet waste in their own unit. Renters are not permitted to have pets in any of the units at any time.

Parking:

Public parking is available in front of the Orleans Court condominium building; private parking is available in back of and to the sides of the building. Parking must be in marked spaces only. All parking is at the unit owner's or renter's risk. Skateboarding and rollerblading are not permitted in parking areas or on building walkways of each floor.

Noise:

It is unlawful for any person to make, cause, or continue any loud, unnecessary, unnatural or unusual noise, or any noise which annoys, disturbs, injures or endangers the comfort, repose, health, peace and safety of others at any time, day or night. This includes excessive yelling or screaming in the pool. Orleans Court quiet time is from 11:00pm-9:00am.

Smoking:

Smoking is not permitted in any common areas (i.e., the courtyard, pool, or walkways) except for the parking lot. Smoking on balconies is permitted but highly discouraged, as it infringes upon the clean air of other unit owners, renters, and guests. Smokers may not discard cigarettes in any manner other than disposing of butts in a proper receptacle.

Laundry:

Drying laundry, including towels, is not to be shaken out or draped over balcony or walkway railings.

There are laundry rooms on each floor of Orleans Court. Laundry may not be left in machines for longer than the posted times for the machines. Owners/guests/renters are permitted to remove and relocate to the folding shelf any items left in washers or dryers that have not been picked up. Sandy items must never be placed in the machines.

Pest Control:

Orleans Court has a contract with Paramount, a pest control company, and they treat common areas and individual units every other month, alternating odd number/even number units. The company requires access to individual units, and Mana-Jit will provide them with keys to access the unit if no one is available to let them in to do their work.

Renter/Guest Acknowledgement Signature and Date