

Ocean Village Community Association Rules

Owners are responsible for providing the Rules to all family members, guests, and renters. Please ask your family members, guests, and renters to follow all rules and to report violations of rules to FiveCircle Management at 302-541-5312.

TRASH

- Trash pickup is on Mondays and Fridays from Memorial Day through Labor Day and recycle pickup is every Monday. Off-season trash pickup is every Monday and recycle is every other Monday.
- Recycle and trash containers must be pulled back to the house or placed in an enclosure with an opening for larger containers. If you do not have an enclosure with an opening, trash and recycle containers cannot be larger than 30 gallons. Trash/recycle workers will not lift trash and recycle containers over 30 gallons from enclosures.

ROAD SAFETY/GATES/VEHICLE PARKING

- Speed limit is 15mph — CHILDREN ARE AT PLAY IN THE COMMUNITY
- Automobiles must park on shoulders and not on blacktop.
- Boats, trailers, and recreational vehicles, must be parked in driveways and removed within 48 hours.

BEACH SAFETY & PRESERVATION

- Swimming is at swimmer's risk — obey lifeguards at all times.
- Flags define swimming area — no fishing, boating, or surfing between flags.
- Keep beach clean — take all trash and recyclables with you and place them in bins at your home.
- Nothing can be left on the beach overnight including pop-up tents, chairs, umbrellas, toys, etc.
- Fill in deep holes dug in sand prior to leaving the beach.
- No beach parties after 11 pm.

WALKWAYS

- Use walkways to access the beach. Keep off the dunes.
- Please respect your beach walkway neighbors and travel to and from the beach quickly and quietly.
- Sitting on walkway railings is prohibited.
- No bikes, skateboards, or scooters are permitted on walkways.

FIRE SAFETY PREVENTION

- No fires on the beach.
- No charcoal grills allowed on decks, porches, or under houses.
- Fireworks, firearms, and pellet guns are prohibited (Delaware State Law).
- No open fires or burning of rubbish in the community or on community property.

PETS

- Clean up after your dogs in the community and on the beach. Place waste in trash bins at your home.
- Dogs must be on a leash in the community at all times.
- Dogs must be on a leash on the beach from 10 am to 5 pm from Memorial Day to Labor Day.
- Do not leave dogs unattended on decks and porches. Their barking disturbs neighbors.

NOISE/NUISANCE

- Drones are prohibited in the community.
- Excessive noise is prohibited. Please be cognizant of the noise level that may project from your home. Refrain from noise before 8 am and after 11 pm.
- Turn off all bright outside lights before retiring.
- Do not hang bathing suits, clothes, beach towels, bedding, and rugs on deck railings.

Ocean Village Community Association Homeowner Rules

USE OF HOMES FOR RENT

- Homeowners who offer their homes for rent must furnish FiveCircle Property Management with the management company contact information and a copy of the listing.
- Listings and advertisements for rental homes must include the following language:
 - **Ocean Village is coded as a medium residential neighborhood by Sussex County; therefore, this home can only be rented to family groups.**
 - **Overnight vehicles are limited to one vehicle per bedroom and must be parked at the property.**
- The number of bedrooms listed must conform with the number specified in the home's occupancy permit.
- The homeowner must provide renters with a copy of the OVCA Rules and the homeowner is responsible for renters' violations of the OVCA Rules.

USE OF BEACH FOR EVENTS

- Homeowners must contact FiveCircle Property Management if they plan to hold an event on the beach. FiveCircle can confirm that there will not be conflicting events on the beach, and FiveCircle will work with the life guards to determine whether additional guards are needed.
- Renters are not permitted to hold events on the beach. The homeowner will be subject to a \$1,000 fine if their renters hold an event, or have large groups of 20 or more people on the beach.

LANDSCAPING/PROPERTY MAINTENANCE

- Homeowners are responsible for maintaining their homes and properties in neat appearance.
- Homeowners are responsible for removing unsightly weeds, undergrowth, and rubbish from their property.
- FiveCircle will contact homeowners who are not maintaining their properties and work with the homeowners to resolve the issues.
- Homeowners are responsible for clearing stones on the road that come from their driveways.

GATES

- Road gates can be opened with a transmitter or with a 4 digit code.
- Pedestrian gates have a common community 4 digit code for all residents/guests. The pedestrian gate code is posted on the OVCA website (oceanvillagebethany.org).
- Homeowners are responsible for providing guests/renters with their personal 4 digit road gate code as well as the common pedestrian gate code.
- Drivers are allowed 5 attempts to enter the correct code. After the 5th attempt, the driver will be locked out for 3 minutes.

- If you are locked out, first try the other entrance, then call FiveCircle Property Management (302-541-5312).

ROADS AND SHOULDERS

Paved Roadways and unpaved Right of Way (aka the road shoulders) are Ocean Village Community Property. Any improvements, use of, or changes to the shoulders made by a homeowner shall be maintained by the homeowner. This includes structures such as mailboxes, trash bins, driveway stones/pavers and landscaping. Items not maintained, or that are damaged, are subject to removal from the unpaved Right of Way within 30 days after a notice to the homeowner at the homeowner's expense.

HOME IMPROVEMENTS AND CONSTRUCTIONS PROJECTS

The Chair of the Architectural Review Committee (ARC) should be contacted (typically by phone or email) by a Homeowner to review any upcoming project(s). The Homeowner should provide a general summary of the work to be performed, timeframe, expected duration and contractor(s) performing the work. The homeowner should acknowledge that they will have advised contractors of allowable work hours and construction rules within the OVCA community. For projects determined by the ARC Chair to be a major maintenance or construction effort, a formal Construction Agreement and bond will typically be required. Additional information and contact information can be found on the community website at www.oceanvillagebethany.org.

FINES FOR VIOLATION OF RULES

A fine of \$100 will be assessed to homeowners following the third violation of the same OVCA Rule within a one year period. Homeowners are subject to a \$1,000 fine if their renters hold an event for large groups on the beach. Fines will be added to the homeowner's annual dues.

**Please report violations of OVCA Rules to FiveCircle Property
Management at 302-541-5312**