

DICKERSON POND ASSOCIATION INC.

GUIDELINES, POLICIES, AND INFORMATION FOR RESIDENTS

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By necessity, this document will continue to be a work in progress. This version has benefited greatly from many hours dedicated by the Rules Committee, which was comprised of representatives from all three associations and the DPA. A true collaboration!

SECTION 1 INTRODUCTION

A successful collectively owned community requires that each individual Resident have a sense of responsibility for all of the common areas and recreational facilities, that each member of this community be aware and respectful of the rights of his or her neighbors and of his or her own obligations.

It is also important that the regulations be fully understood, valued and observed both by Residents and by Non-Resident owners. The rules are not designed to constrict lifestyles in any unreasonable manner. Rather, they are designed to ensure a clean, quiet, safe and valuable environment for all. Residents, their children, and their guests are expected to follow these rules. Remember that our common facilities add value to our lifestyle and property, so please treat them as you would your home.

Also included in this document is information that explains the relationship of the individual associations to the Dickerson Pond Association. Kindly pay particular attention to the importance of respecting the privacy of the individual condo and HOA private properties which adjoin the Dickerson Pond Association property. In addition, please note that rules governing solely Condo I (Historic Valeria), Condo II (Valeria Lakeside) or the Valeria II HOA (Toll Developments) are *intentionally* not addressed here.

HISTORICAL OVERVIEW

After the death of Jacob Langeloth in 1914, a bequest in his will directed that his wife “establish a recreation and convalescent* home for persons of education and refinement,” and that the home be named after his wife Valeria. The Valeria Home was legally incorporated on April 30, 1915, and planning continued slowly through the WWI era. Several property parcels were acquired (the Dickerson parcel, which included the lake, was the largest, at over 500 acres) in the Oscawana region of Peekskill. The total purchased acreage varies by account but all agree it was in excess of 700 acres.

The first guests were welcomed in 1920, using some of the existing frame farm buildings, as the Tudor style buildings were still under construction. The stone buildings of The Valeria Home were built with stone quarried from the property under the supervision of the architectural firm of Delano, Aldrich and Higgins and most likely employed the local Italian stone masons who built the Croton Dam, the Kensico Dam and the stone bridges on the early Westchester Parkways. The administrative and residential cottages, Clubhouse and recreational facilities were formally dedicated on May 30, 1924. The building now known as Joseph Francis Hall is believed to have most recently been a dormitory for staff servicing the guests.

Valeria Langeloth's personal history, including the building of the Valeria Home, is chronicled in her book "Utopia in the Hills". More information about Valeria is available on the Westchester Historical Society website:

<http://www.westchesterarchives.com/ht/muni/cortlandt/valeriaFull.html?pamphlet.x=58&pamphlet.y=108>

The Valeria resort closed in the 1970's. A developer bought the property and petitioned the Town of Cortlandt for permission to create a total of 531 condominium units. The first condo involved the conversion of the administrative and dining building and cottages formerly used for guests. These became the 472 (1-49) units of Condo I (now designated Historic Valeria) and included a number of acres adjacent to the buildings, which formed part of the condo unit owners' private property held in common. In the mid 1980's, the developer continued to add condo units, utilizing previously wooded areas near the southwestern portion of the lake. Those 33 units (50-82) became Condo II (now designated Valeria Lakeside) and includes surrounding acres held in common by the condominium's members.

When the first condo association (Historic Valeria) was created in the community, and with Valeria Lakeside in progress, it became necessary to create an 'umbrella' entity to govern the properties common to the multiple associations. The DPA was organized under NYS Not-For-Profit Corporation Law in May 1981 to own, manage and maintain those permanent recreation lands, facilities and common roadways for the benefit of all current and future homeowners. Every homeowner becomes a member of this association upon taking ownership of their property. (Dickerson Pond itself and open spaces were not included until the 2000 Development agreement.) *

After the completion of Condo II (Valeria Lakeside), the original developer was unable financially to complete the remainder of the approved building plan for the property. The unbuilt property was sold to another developer and the 80 existing condo owners who had a financial interest in the common property owned by the DPA approved a development agreement with a subsequent developer in 2000.

Over the following years, the undeveloped property was sold multiple times. As the ownership changed hands, the development agreement was amended in 2010 and 2013. This required the agreement, by vote, of 80% of the 80 condo owners, as specified in the Bylaws. During this time, the Town of Cortlandt recognized the potential for overdevelopment of the Town and there was renewed interest in preserving green space. The final agreement therefore changed the number of units which could be built and limited the property which could be disturbed. Instead of 441 units (the remainder of the

original 531) only 47 additional would be approved and those would be clustered. The property on the west side of Furnace Dock Road, 46 acres, originally slated for single family houses, was turned over to the Town as Open Space.

Valeria is proud to be the home of the largest conservation easement in Westchester County. In 2008, a historic conservation easement was signed with the Westchester Land Trust, making 655 acres, roughly 90% of Valeria's original acreage, a permanently protected wildlife habitat. Under this easement, which includes the 43-acre Dickerson Pond and the Lake Path around it, DPA is responsible for complying with the terms of the easement in maintaining the Lake Path, its bridges and its immediate surroundings in a manner that, while meeting the needs of the community, is also compatible with long term preservation of the natural beauty of the area. For more information, please see the press release at www.westchesterlandtrust.org/the-valeria-story. The easement document is available for review (where/how is still TBD). Abutting the conservation easement is the Croton watershed, to the east of Dickerson Pond. This also ensures preservation.

**In that era "convalescent" did not have the medical connotation it has acquired in recent times and simply meant "rest and relaxation". Although there were Registered Nurses on staff, convalescence was limited by the bequest's terms that "no attempt shall be made to deal with acute or chronic diseases, except as may happen incidentally".*

**Though Condo I (Historic Valeria) units are numbered 1 to 49, there are only 47 Member residential units included in the Condo Association (13 is absent and 24 is Superintendent occupied).*

**Under the terms of the 2000 development agreement, certain portions of the property would remain under the authority and maintenance of the Developer during the building phase. The agreement provided for the developer's capital improvements to the DPA recreational facilities, including the Clubhouse, the developer's deed to DPA of Joseph Francis Hall, the undeveloped Open Space including the Lake, and a small recreation parcel near the South entry to Valeria HOA. It also spells out when/how authority and responsibility for these elements would be transferred to DPA.*

**DICKERSON POND ASSOCIATION, INC.
GOVERNANCE AND SCOPE OF SERVICES**

The DPA

The properties managed by the DPA are completely separate from the of any of the condos or homeowners' associations. There are various 'common properties' and recreational facilities which are *shared by* all of the associations which make up the Dickerson Pond Association, Inc. (DPA).

The properties making up the entire Valeria community consist of the 47 unit "Condo I/Historic Valeria", the 33 unit "Condo II/Valeria Lakeside" and the 147 townhomes of "Valeria II Homeowners Association," together with the shared properties of the DPA. The properties that respectively make up Condo I, Condo II, and Valeria Homeowners' association are for the private use of unit owners residing in those associations.

A special note about easements for vehicular traffic on roadways:

The main Valeria entrance up to the Condo 1/Historic Valeria bridge is DPA property. After the bridge, the roadway is Condo I property with all roadways terminating inside Condo I. There is no easement for any vehicular traffic other than Residents and Guests of Condo I. Similarly, any roads in the other sections (Valeria Lakeside and Valeria II HOA) which internally terminate - dead ends and cul de sacs – follow the same rule and should also only be used for vehicular traffic by local residents or their guests.

The DPA roadway which passes the tennis courts becomes Condo 2/Valeria Lakeside property from the first speed bump to Hedges Court and there is an easement for vehicular passage through Condo 2 property.

All residents have an easement to/from the three access points on Furnace Dock Road: The main gate, Berheimer/Langeloth Drive and Bonham Lane/Deforest. However, out of respect and consideration, residents and guests should use the most appropriate access point in order to limit unnecessary vehicular traffic disturbance through private neighborhoods.

The DPA has its own Board and budget and collects its own fees from owners. The powers, roles and responsibilities of the DPA for the DPA Facilities include the following:

- To determine and levy monthly assessments
- To collect and use the assessments to operate, maintain and preserve the properties and facilities
- To repair and/or restore property after any kind of damage

- To open and maintain association bank accounts
- To maintain insurance on common properties
- To collect delinquent assessments and seek damages where needed
- To make reasonable rules and regulations
- To hire necessary workers

Each Condo and Homeowner Association (HOA) has its own budget and governing board. All members of these associations are members of the DPA and the Presidents of each association are automatically members of the DPA Board.

Governance

Under the current development agreement, The DPA Board is comprised of 12 seats: six members from Condo I/Historic Valeria and Condo II/Valeria Lakeside and six members of the Homeowner Association (Valeria II Homeowners Association) that comprises all the units built by Toll Brothers.

Each member serves for one year. Elections are held yearly, generally in the spring. The fiscal year of the DPA is the calendar year.

The Board meets monthly to manage the Association business and generally provides for several open meeting throughout the year to which all Owners are invited. Given the extensive volunteer work done by DPA Board members and their various committees, along with the amount of information that generally must be conveyed at open meetings, members are asked to maintain a courteous approach in raising issues.

The Board for its part has the responsibility to listen with an open mind. If any exchange gets out of control, the chair of the meeting may either adjourn the meeting or ask parties involved to leave and settle their differences privately.

Scope of Services

It is important that Owners and Residents understand the boundaries and responsibilities of the DPA versus the responsibilities of their individual associations.

DPA provides services for the areas of the property *NOT* under the primary ownership and authority of the individual Condo or Home Owners Association(s). This includes all the recreational facilities, buildings, and roadways on the common properties.

Residents are referred to their individual Associations for Resident services for their unit concerns, private roadways and common areas. *When in doubt, bring your concerns to your individual association FIRST.*

The **map** referenced in this document outlines the boundaries of the individual associations in relation to DPA property. This map can be found on the Valeria website.

*Please note the following Definitions of Terms Used Throughout the Document
(items in italics refer you to the related section of the DPA bylaws)*

Owner/Member

Refers to the person listed as the title owner, who may or may not be a Resident. This person receives all 'official notifications'. Owners who rent/lease their units have the option to allow the tenants' Membership Rights to use the Facilities in lieu of their own rights. Members must ensure that Tenants, children and/or other relatives who reside at Valeria follow the rules, as the Owner/Member will be held accountable for rules being followed. Membership rights may be suspended as outlined in the Bylaws. *Article V of the DPA Bylaws discusses Members Rights and transfer of rights to tenants, etc. and residents*

Resident/Member

As used throughout this document, is intended to mean a unit owner Member residing at Valeria, or the tenant Resident Member. (See above bylaws reference regarding tenants) Membership rights may also be given to persons residing in the Member residence by notifying the Secretary (or designee) in writing.

Guest

Refers to the invited guest of a Resident, who does not live on site and is only temporarily on Valeria property. **Acknowledging that Members are responsible for the conduct of their guests, guests should always be accompanied by a Resident Member.**

Article VIII, Section 5, #7 (Powers of the DPA Board of Directors) May make rules and regulations for reasonable limitations on the use of the Common Properties by guests, as well as reasonable admission or other fees for such use.

fob

Refers to the electronic security device for 'keyless' access to some of the shared facilities.

GENERAL RULES FOR USE OF COMMON PROPERTIES

Speed Limit: Maximum speed limit on all Valeria property is 15 M.P.H. Sidewalks are limited and all roadways are shared by pedestrians, dogs, cyclists and the occasional wildlife.

Security/Grounds: All residents are required to maintain a current record of their vehicle(s) information with their individual associations to assist with property security. Your individual association will provide the forms. A Valeria parking sticker is then issued with instructions for display. Please DO register your vehicles and display parking stickers.

Security/Buildings: Are under manual lock or electronic lock (fob). See individual facility for access.

Parking: Parking anywhere on the common property is restricted to Residents and their guests and is confined to the designated parking areas for buildings and recreational areas.

Walking: One of the most treasured aspects of our property is the ability to enjoy the beautiful Valeria Community grounds and roads on foot. Since the properties of the DPA and member associations are contiguous, some DPA pedestrian paths are immediately contiguous to one or more of the individual condo association or HOA private properties.

Please exercise appropriate courtesy in walking along DPA paths/roadways that are adjacent to private properties. Sidewalks and patios which border Condo 1 roads (which may look like public areas) are actually private to its owners. In addition, please note that many walkable portions of the property (again especially in Condo 1) run directly past windows, doors and private patios of unit owners. Kindly pass quietly through these areas and refrain from extended conversations near unit owners' doors or windows. As in any neighborhood, each individual condominium and HOA residence is PRIVATE to that resident, so no one should use, enter or cross another resident's porch, deck, patio, or driveway, except by invitation. In condominiums, all common areas are jointly owned by the condominium so may be freely used by all members, while observing common courtesies.

We all love our peace and quiet.

Please refer to the map, as referenced, and property boundaries described later in this document, be aware of where you are and display respect and courtesy to Residents when you are a guest in their neighborhoods.

Pets: All pets walked on common property must be walked on a leash. Pet owners are responsible for picking up solid waste. Kindly curb for urination on un-landscaped areas to

limit yellowing of grass and flower beds. Pets are not permitted in any of the recreational buildings or facilities.

Smoking: Smoking is not permitted in any DPA building at any time or in any of the outdoor recreational areas except where posted. Smokers are reminded to be cognizant and considerate of exposure of secondhand smoke to other residents; to “watch their butts” and to take care that ash or sparks are properly contained to prevent any possibility of fire. Smoking on the Lake Path is strongly discouraged due to the potential for forest fires.

Cell phone use: In courtesy to your neighbors and out of respect for the peace of our environment, kindly restrict talk on cell phones in DPA buildings and recreational areas to urgent or brief conversations. When bringing a cell phone into a public area, please turn off sound notifications and use earphones. Please do others the courtesy of moving out of hearing for any lengthy conversations. For privacy, cell phone use is not permitted in any locker or changing area(s).

Note: On-Boarding of new Residents is done by each Association’s Management Representative and information may be updated on an annual or bi-annual basis.

Website Access www.OurValeria.com is available to all Valeria Members and Tenants and should be done as soon as possible near the time of on-boarding for your individual association. Many references are available on the website. Please contact the Property Manager for further information.

Paperwork that may be done by **your association** at this time:

- Registration of vehicles (make/model and license numbers) and issuance of parking stickers
- Registration of Pets
- Distribution of your INDIVIDUAL Association Rules
- Collection of telephone and email contact information and emergency contacts
- Contact information for your association Board/property manager

Security codes and electronic security access devices for the common properties will remain under the purview of the DPA.

GENERAL INFORMATION

DPA BUILDINGS AND RECREATIONAL FACILITIES

FACILITIES MANAGEMENT

The Board of Directors of the Dickerson Pond Association engages a Property Manager to manage the shared facilities and recreational activities for the shared resources.

The DPA will liaison with the Property Manager, along with the individual associations to coordinate all shared activities.

Please continue to address your individual homeowner concerns to your association.

FACILITIES INCLUDE:

The Clubhouse

Level 1 includes the pool, gym, exercise studio, male and female locker rooms (with sauna) and Community Room.

Level 2 includes the Loggia entrance, ballroom, kitchen, ADA toilet facilities, and access to the promenade deck overlooking the lake.

Level 3 holds the Clubhouse Aerie (Multipurpose) Room and bathroom.

All three levels are accessible by stairway and elevator.

Joseph Francis Meeting Hall

Level 1 includes a veranda that wraps around two sides of the building, a large meeting room with adjacent kitchen and toilet facilities on its west end, several smaller multi-purpose rooms in the center, office space, and mailroom facilities on its eastern side.

Level 2 is for storage only.

Access

All areas of the Clubhouse and Joseph Francis Meeting Hall are secured. Each Owner is issued either a key, a code or an electronic security device (fob) which permits access.

Certain areas are accessed by key or code and are not time limited. Others are locked and not able to be opened by Residents without specific permission.

The fob is an electronic security device which permits the system manager to define the access schedule to each area for which the electronic lock system has been installed.

(For example, the system manager defines that an area is only to be available between 7am and 7pm, a user will find that his fob will not release the electronic lock to that area except between those hours.)

The electronic security access device (fob) is registered to the Member and **logs all access activity by that fob to that Member's account.** For security reasons, and for enforcement of rules described earlier, Members are not allowed to grant access to other Members or persons seeking access who are not carrying their own fob.

Enforcement of Rules

Per the Bylaws, the DPA may assess fines, revoke access to recreational facilities and/or take legal action to enforce compliance with rules and regulations of the DPA.

Homeowners will in turn be required to reimburse the DPA for all associated costs. Prior to revocation, the Owner will be notified and given an opportunity to come into compliance.

If a home is rented, the Owner of the home is responsible for the Tenant's action(s) and fines will be assessed against the Owner. The reciprocal applies to the revocation of privileges to the Tenant, should the Owner default on his responsibilities.

The DPA Board of Directors reserves the right to alter, amend, modify, repeal or revoke these rules and any consent on approval given hereunder at any time by resolution by the Board of Directors.

Members who abuse DPA privileges by allowing guests to access the facilities without the Member being present or by circumventing access privileges in any way may have their access privileges, including fob, revoked.

DPA Arrears, Suspension and Bans

A Resident who is deemed to be out of compliance for financial or rules violations and has failed to respond to the requests for compliance may be subject to:

1. Deactivation of the electronic security access device (fob), resulting in a loss of access to any of the facilities for which the fob is required.
2. Prohibited use of other recreational facilities.
3. The Resident under arrears or suspension may not enter these facilities under the aegis of another owner
4. Reinstatement of fob access may also include a fee, as determined by DPA, to cover administrative processing.

DPA Boundaries (the areas under the DPA management and maintenance)

These areas are shared by all the members of DPA. Please report any issues with these areas to the DPA Property Manager.

Roadways/Parking Areas maintained by DPA include:

- The roadway from the 341 Furnace Dock Rd (main gates) entrance up to the bridge to Condo I/Historic Valeria
- The roadway from the turn to the tennis courts up to the boundary of Condo II/Valeria Lakeside (speed bump)
- The emergency roadway to the pool/and the gravel road to the tennis parking lot
- Parking areas for pool and tennis
- Roadway to Joseph Francis Meeting Hall and the parking lot
- Roadway/parking area to the Clubhouse (upper lot)

Landscaping/Tree Care

- The Golf Park (aka golf course)
- All lawns up to the borders of each association
- Lawns adjacent to the Clubhouse and Joseph Francis Meeting Hall
- Lake Path and cultivated areas next to the path that are not on other association property

Recreational Buildings

- Clubhouse and Pool
- Joseph Francis Meeting Hall
- The Boat Shed

Recreational Common Grounds

- Dickerson Pond, Lake Path /Benches around the Lake*
- Lower lawn game area (bocce/horseshoe and shuffleboard)
- Tennis/Pickle Ball courts
- Docks, boat racks
- Gazebo
- The "Golf Park"
- The Clubhouse Patio East (adjacent to pool, fitness center and stairs from Lake)
- The Clubhouse Great Lawn (badminton/volleyball/croquet, etc.)

Dickerson Pond Recreational Use

Dickerson Pond is a 43-acre pond located on the Valeria property. Because of the conservation easement it will always remain under the supervision of the Westchester Land Trust.

The designation of pond vs lake is technically a matter of determination of the depth of the water, a pond being a shallower body of water in which the sunlight reaches the bottom and fosters plant growth. Our official name is Dickerson Pond but the walking path is routinely called “the lake path” and boaters mostly refer to boating “on the lake”.

Winter Activities

Due to insurance restrictions regarding our lake use, NO recreational activities are permitted on the ice during the winter.

Spring/Summer/Fall

Due to the presence of many snapping turtles, swimming is not advised or permitted in the lake. Boating and Fishing is permitted. See the later section regarding these activities.

The relatively level, unpaved walking path, the Lake Path, encircles the Pond, approximately 1.5 miles in length. The Lake Path is open to all residents, even where it crosses Condominium 1 and 2 property. However the entry points to the Lake Path from the individual condos or HOA should be considered for the private use of ONLY those residents. The Lake path crosses closest behind Condo 2 Lakeside residences. Members and guests are asked to be considerate of noise in these areas.

The approved access for DPA members who do not have direct access is from both sides of the Clubhouse. There is a grass path directly to the left of the entry of the Clubhouse parking lot and a stairway from the Clubhouse Patio, as well as an entry point at the boat dock area. Parking is available at all access points.

Dickerson Pond empties into Furnace Brook at the spillway dam bridge at the Southwest end of the pond. The path includes several bridges and benches situated around the Pond for the use of Residents and their guests. Dog owners must remove dog waste on the Lake Path. Portions of the path are rocky and may be flooded, so caution is advised.

On the DPA property, there is an access path from the Southwest corner of the Golf Park to Bonham Lane. This path may be used by all residents and is maintained by DPA.

Nearby Walking/Hiking/Mountain Biking Trails

There are several walking/hiking paths that branch off the Lake Path. Many of these trails have been marked. Westchester County (Briarcliff-Peekskill Trailway and Blue Mountain Trails) are marked but are not routinely patrolled. See www.parks.westchestergov.com or www.townofcortlandt.com for trailheads and maps.

A new Town of Cortlandt trail was constructed across from Valeria, off Furnace Dock Road, near Sniffen Mountain. Valeria residents use these trails at their own risk.

SECTION 2

SPECIFIC RECREATION AREAS GUIDELINES AND INFORMATION FOR UNRESTRICTED AREAS

Reservations Policy: No recreation area inside or out can be reserved for any outside group. Reservations are available for the Clubhouse for residents only. Other uses will be communicated to all members, as they are scheduled. Examples would be class schedules or events open to all residents such as a book clubs, card or game sessions.

Facilities Maintenance and Safety

The DPA does contract for routine cleaning however, currently there is not a janitor scheduled daily. Our recreation staff are hired primarily to oversee safe use of the facilities and to help residents and answer questions. Residents are responsible to take care with any food or drink being consumed and to clean up after yourself, put trash in appropriate receptacles to discourage vermin (mice and bugs) and to promptly address spills.

NO BICYCLES in the Loggia or on the Pool Deck. Use the bike racks provided. Wipe your feet on the floor mats provided. No cleats on wood floors, etc.

Upper (Great) Lawns: Comprises both sides of the clubhouse entry road, as well as the area accessible from the Loggia. Access to the promenade is also obtained from the lawn. Residents may set up semi-permanent games (croquet, corn hole, soccer nets, badminton) after checking with recreation staff.

Lower (Game) Lawn: Permanent games (bocce, horseshoes and shuffleboard) games and all seating areas, including Gazebo are for Resident and Guest Use. Game materials are located in a box near the game area and are to be returned to the box after use.

Clubhouse East Patio: Accessed from the lake path and/or from the pool. Patio furniture is available in season.

Meeting Hall Veranda: Adjacent to mailroom entrance.

The Golf Park: This area was formerly part of the old Valeria golf course. It is located to the right of the main entrance gate. It is gently rolling, grassy and shaded. It is open to all residents for picnics or other activities in the warmer months. Yes, you can hit golf balls there, taking into consideration the location of nearby residences. It is the designated area for sledding in the winter.

SPECIFIC RECREATION AREAS WHICH MAY BE RESTRICTED

These areas require fob access or code access to enter

Clubhouse Level 1

Fitness Center: Gym, Studio, Lockers, Pool and/or Sauna (in season)

Community Lounge: This area is not locked and is adjacent to the Fitness Center. May be reserved for resident group activities, such as a sports event. Such reservations would be posted in advance and access available to all Members. See attendant for use of TV and gas fireplace procedures.

Clubhouse Level 2

Loggia: This area is provided with comfortable seating and may be used freely. This is the main access to the elevator lobby and may be the designated access area for inclement weather.

Ballroom

Conversation grouping: In front of the fireplace may be used freely. The gas fireplace will be fitted with an electric timer for safety.

Baby Grand Piano: May be played by anyone (impromptu concerts are encouraged). We ask that players sign the guest book for two reasons: 1) So we can track the use and plan for retuning, and 2) for feedback to our former resident who donated this wonderful asset to our clubhouse.

Bathrooms: There are three bathrooms on Level 1. The ADA bathroom is in the elevator lobby.

Tables/Chair Groupings: Use freely (care taken for the surfaces, coasters provided).

Kitchen: Currently freely accessible to residents. Garbage will be removed by staff at least 2x/week. Please clean up after yourself and do not leave food in the refrigerator. Supplies are provided for quick clean-up of unintended spills.

Promenade: Furnished approximately April – November. Access to Promenade from kitchen or stairwell area or from lawn (coded gate). Doors auto lock; please do not prop doors. Glass discouraged on the Promenade at all times but NOT PERMITTED during pool season (see pool rules re: use of the Promenade during pool season). There is an emergency fire escape from the promenade. It is only an EXIT, you cannot enter the promenade from this stairway.

Elevator: The elevator is new and has passed all tests. Normally the elevator mechanics are located in a separate shaft from the car; however ours had to be put in the same space, to accommodate the stairway, so it is noisier than you might expect. Please note the elevator is equipped with the requisite emergency button which intercoms to a live person.

Clubhouse Level 3 Multipurpose Room and Bathroom (AKA Clubhouse Aerie): Currently set up for card and board games. Games are stored in the closet but may be brought down to the community lounge for use. Please do not remove games from the building.

Joseph Frances Meeting Hall

The Joseph Francis Meeting Hall is the long white building to the left of the main Valeria Entrance. It was named in honor of a longtime Valeria groundskeeper who was dedicated to the property. The Eastern section (Mailroom, cubbies bulletin boards) accessible 24/7 by physical key. The Western Section is accessible by fob.

Level 1

Gathering Room: There is a meeting room with adjacent foyer, bar, kitchen and toilets. A large TV available for movie group showings and meetings. There is a ping pong table available for use.

Childrens' Room: There is a dedicated room available for children to use under adult supervision. Kindly clean up all toys and games when finished.

Library: There is a library room adjacent to the mailroom. The librarians are resident volunteers. Residents are welcome to take books at any time and to donate books as well. Currently, non-fiction books are not being accepted.

Veranda: May be used as you like.

Level 2:

Currently only being used for storage as no ADA access.

SPECIFIC AREAS

Fitness Center (Gym/Studio)

- The gym area is enclosed and may be secondarily secured by electronic fob and access schedule posted. Access to the Exercise Room is currently 24/7.
- All users must sign themselves and their guests into each area for statistical purposes.
- Guests may be allowed – see guest policy
- Children 17 and under must be accompanied by an adult. Other age restrictions on use of particular equipment will be posted in the facility.

POSTED RULES FOR FITNESS CENTER

- In cases of crowding, Residents should be given priority over guests
- Use of any of the cardio equipment is limited to 30 minutes when people are waiting. Please use the sign-up sheet to hold your place in line.
- Please wipe down equipment after use with provided antibacterial wipes, as well as mop up any sweat on the floor that would create a hazard.
- Users must use headphones/earphones for personal music.
- **No cell phone conversations in the exercise area(s)**, please take calls **outside**.
- No food is permitted. Beverages of water or sports drink in spill proof containers are permitted.
- Please refrain from using heavy cologne or perfume in any of the exercise areas.
- Proper exercise wear is required. Athletic shoes and shirts must be worn. No bathing suits or sandals.
- Return equipment to racks/storage area.

POSTED RULES IN LOCKER ROOM

- NO USE of cell phones in locker rooms/sauna areas.
- Lockers are available for personal belongings and may be used at your own risk. DPA is not responsible for lost or stolen items.
- Please remove all personal items when leaving the clubhouse.
- Locks will be cut off if they remain in excess of 24 hours.

EXERCISE STUDIO

- May be used alone when no classes are in session.
- No reservations required but Members have preference.
- Guests must be signed in by Resident.

- Proper footwear and exercise wear is required.
- Water bottles only in studio (no food).

SAUNA FACILITIES

Two sauna facilities are available: located inside the male and female locker rooms

Please observe the posted restrictions related to health and safe use of the saunas

POSTED IN SAUNA

Any health warnings (age limits, disease/condition pregnant)

Time limits (timer set to one hour intervals)

OUTDOOR POOL

The swimming pool opens for the season starting Memorial Day weekend and is maintained through Labor Day. Weather permitting, the season is often extended into September.

Pool Hours (with lifeguard in attendance) are established at the beginning of each season and posted. In the event of inclement weather or any situation which poses a safety hazard, the pool may be closed without notification to the residents.

There is a security identification system in place to identify pool patrons by the means of a plastic wristband* which must be worn by the resident(s) and their guest(s) in the pool area. Each residential unit (condo or townhome) is issued bands for the resident household members and two (2) guests.

If a household needs more guest bands, they may 'borrow' up to four (4) guest wristbands from other owners, for a total of six (6) guests. At no time may any resident bring more than 6 guests to the pool. **Residents must accompany** guests who use the pool and are responsible for guests following the rules.

The DPA reserves the right to restrict guest access by defining certain times for pool access as "residents only" or to implement restrictions for all users to accommodate specific activities (such as lap swim or aerobics). Any such restricted access will be posted in advance.

Everyone entering the pool deck area **MUST** sign in, regardless of whether they are entering the water. Residents are responsible for signing in their guests. This is a requirement of both our insurance carrier and the Westchester County Board of Health.

Owners who rent their units and give their right to use the recreational facilities **to their tenant** may not use the pool.

The entrance to the pool deck is via the exterior door near the stairs on the West side of the clubhouse (tennis court side) OR via the elevator/stairs from the Loggia entrance. The exterior entrance door is locked at all times and requires a code. Because codes are subject to change, the current code is provided on the Valeria website (available 24/7).

Exiting to the upper deck/promenade area or the northeast patio may require re-entry to the pool thru the main gate.

The gated area between the pool deck and the entrance(s) is a safety measure and the gate must remain closed at all times.

Dogs and other pets are not permitted in the pool area or in the water. Bicycles are not permitted anywhere in the pool area. Bike racks are located outside.

For sanitary reasons and in consideration of other swimmers, infants in diapers and children who are not toilet trained must be wearing "swim diapers" to enter the water. All changes of clothing and/or diaper changes are to be made in the adjacent locker room area.

All swimmers must wear bathing suits. Cut-offs or other clothing with loose strings or decorations are a hazard to the pumps and filters and are not permitted.

Baby strollers are permitted in the pool area but must not limit free passage around the pool itself. Youngsters in strollers must not be left unattended.

All refuse must be deposited in the containers provided and 'Lost and Found' items will be placed in a designated area and then discarded if not retrieved.

An outdoor shower is provided at one side of the pool deck. It is recommended that patrons rinse off soaps, lotions, hair products prior to entering the pool which will help keep the pool water cleaner. The outside shower may also be used to rinse off the chlorinated pool water.

The pool area is not designated or expected to be a 'quiet' zone, but it is a shared space so persons shall demonstrate consideration of others by talking at a 'normal' conversational level, playing music devices **only** with earphones, setting cell phones to 'silent' mode. If a call must be taken, taking the conversation 'off the pool deck'.

Please assist the staff by returning pool furniture to its original position if it has been moved.

SAFETY INFORMATION

No diving is permitted.

No running on the pool deck.

NO food may be brought into the pool. Beverages in unbreakable containers are permitted. Any spillage other than water should be promptly cleaned as to not attract insects (bees and ants). No GLASS may be brought into the pool area. **ANY GLASS BREAKAGE REQUIRES THE POOL TO BE CLOSED IMMEDIATELY UNTIL THE POOL CAN BE CLEANED.**

The telephone at the pool is for emergency use only and is directly connected to 911.

Children may use life preserver type rings and any type of chest, waist or arm device (floaties) ONLY in the shallow end of the pool. A responsible adult must also be in the water within arm's length of the child.

Personal inflatable mattresses or floats may not be used in the pool. Personal snorkels and small pool toys may be used in addition to items provided by DPA.

BOATING AND FISHING SEASONAL ACTIVITIES

Boating

Valeria's boats are provided for the use and enjoyment of responsible residents and their guests. Several rowboats, canoes, a paddle boat and a kayak owned by DPA are secured by cable and locking devices to the floating docks. These boats may be used as desired. A portable pump, sponges, paddles, oars, flotation devices and vests are kept in the Boat Shed.

At the beginning of the boating season, floating docks are put into the Pond, in the area next to the concrete pier at the Clubhouse. Floating docks are removed for the winter. A kayak launching dock is available and is left in place permanently.

A free area is maintained along one of the floating docks for users to launch their personal watercraft. However personal watercraft may not be permanently docked. Residents may only launch boats from the Clubhouse boat docks and not from any other area of the lake. Rack space for privately owned boats are permitted, see terms and rules below.

Guests are to be accompanied by an owner/resident, if at all possible.

Boaters are to park their cars in any of the designated parking areas. Vehicles may NOT be driven or parked down the slope near the boat docks.

Boats are to be used only during daylight hours.

Boats in the water are secured to the docks by combination lock devices and cables. The lock combination is provided to the Resident/Member.

Recommended safe capacity for boats: three (3) people per rowboat; two (2) people per canoe.

Each person must have a flotation cushion or vest **in** the watercraft. These are to be found hanging in the Boat Shed.

Children 16 years of age and under **MUST** be accompanied by an adult and must wear a flotation vest.

No standing in boats or horseplay. No swimming in the lake (there are snapping turtles).

Rowboat oars are not to be used as paddles, only in oarlocks.

No equipment (fishing gear, cans, litter, etc.) is to be left in boats, on docks, or in and around the lake. A receptacle is provided outside the pool area for refuse.

Upon returning to the dock, boats are to be fastened securely to the cables and locked. Please 'jumble' the combination locks to preserve security code. Oars/paddles and

Cushions/vests are to be returned to the Boat Shed. Check to make sure that the boats and dock area are being left in a clean condition ready to be enjoyed by the next person.

In an effort to attract more wildlife to our lake it is imperative that our present wildlife residents not be disturbed. Please maintain a respectable distance while boating.

Boat motors of any type are prohibited.

Private Boats/ Boat Racks

Privately owned boats are permitted but may not be stored in the water. To fund rack building and maintenance, rack spaces are available for 'rent' and all privately-owned boats, canoes, kayaks, paddle boards must be registered with the management office and have an identification number.

Residents who wish to store privately-owned boats near the docks do so at their own risk and must use the racks available. Owners provide their own locks and boats should be locked when not in use.

Due to the potential for contamination of the Lake/Pond, any boats used on other waterways must be cleaned and approved by management before they will be permitted to return to our lake.

Privately-owned boats and canoes are subject to ALL our safety rules and regulations, including occupancy and flotation devices.

Fishing

Recreational fishing by residents and their guests is allowed in Dickerson Pond.

Fishing may be done from boats or lakeside with the notation that **No fishing is permitted behind residential areas**. Fishermen shall use caution in policing any materials, hooks, fishing line, etc. so that it does not cause a safety issue for other residents or wildlife.

All appropriate governmental Fish and Game regulations must be observed as well as regulations contained in the Westchester Land Trust Conservation Easement prohibiting the use of off-site live bait. (must use Valeria worms!)

No dumping of any substances in the lake or use of pesticides, or environmentally hazardous materials that could affect the health of the lake.

Catch and release of fish is preferred, if possible.

Tennis/Pickle Ball Courts

Three Har-Tru courts and two hard court tennis courts are available. The Har-Tru courts are played seven months (approximately April thru Oct). One hard court is 'netted' for tennis most of the year, weather permitting. One hard court is set-up and available for pickle ball.

Har-Tru tennis courts are only for the playing of tennis.

The three hard courts are multi-purpose for tennis/pickle ball or other raquet sports.

No skateboards, rollerblades, bicycles or pets are permitted on any of the courts.

Equipment for court maintenance is stored in the Boat shed off season.

A ball hopper and rebound net are available for use anytime.

Residents must be present on the court with any guests and are responsible for the behavior of guests.

Gates are locked at all times and must be re-locked after each use. Lock combinations are provided to Members.

Unattended children or infants in strollers are not allowed on the courts at any time.

Unattended children are defined as: "Children who are not actually playing tennis on the court with a parent or guardian or not in constant supervision by a parent or guardian."

Children may never roam freely around the courts. Resident children must be at least 14 to play unattended by a parent.

No alcohol or glass allowed on the courts.

During the season Har-Tru courts have weekly maintenance by an outside company. Please accommodate the maintenance staff.

Courts are watered at night on a timer with a rain sensor. As above, report any maintenance issues to the Property Manager.

POSTED RULES**Player Courtesy/Court Maintenance:**

- Play is limited to one hour of play for singles and 1½ hours for doubles when other players are waiting.
- Court changes occur on the hour or ½ hour.
- No abusive language, yelling or screaming. No racquet throwing or defamation of DPA property allowed.
- Do not enter or exit the courts while play is in progress.
- Cell phones on 'vibrate' or low volume (if absolutely necessary)
- Proper tennis attire is required. Shirts must be worn at all times.
- DPA contracts with a professional court service for maintenance. However players shall provide assistance, as follows:
 - Only smooth white soled tennis sneakers are allowed for court play. No running shoes or marking sole shoes allowed at any time.
 - Players on Har-Tru are responsible for brushing the courts (including back court) after play and cleaning the lines with the equipment provide All brooms, brushes, and squeegees are to be hung on the fencing to prevent damage to the cleaning surfaces during the season and then properly hung in boat shed off season.
 - Courtside trash receptacles are provided for player convenience. Players are requested to bring trash from courtside containers to the outside receptacles whenever possible, as the outside receptacles are easier for our staff to pick up.
- Do not leave loose balls on the court.

Management / Staff Information:

Please refer to your individual association for information regarding Requests for Alterations or Sale of your Building or Property, Registration of Vehicles.

Property emergency/critical situation after hours:

Emergency Contacts

Ferrara Management: For emergency use only. Call **914-888-2099** and follow the voice prompts or **800-674-3641**.

ALL PERSONAL EMERGENCIES: 911

ADDITIONAL TELEPHONE NUMBERS: 741-4400

Westchester County Police

Cortlandt Town Hall: Heady Street

NYS Police, (NYS Troop Post) 737-7171

Cortlandt Metro North Station 526-0710 website

Fire and Ambulance (Mohegan Volunteer) 528-8026

Westchester County Parks www.parks.westchestergov.com

Town of Cortlandt 734-1000 (www.townofcortlandt.com)

(main number)