

Mariners Village Condominium Unit Owners' Association, Inc.

Additional Rules & Regulations

Revised 7/7/10

These procedures and rules are in addition to any other restrictions in the Mariners Village Condominium Unit Owners' Association documents.

The purpose of all rules and regulations is to try to anticipate situations that could cause frustration to owners and their guests or tenants and provide immediate guidance to end these situations.

Each owner is responsible for any violation of any provision of the documents by himself or by any person or animal present on any portion of the property at or with the express or implied invitation or consent of that owner.

The Association Board of Directors (Board) and/or the Declarant reserve the right to fine offenders of the rules and regulations (as noted in the additional rules and regulations, as present or amended in the future, and as provided in §55-513 of the Code of Virginia).

Non-owners who have violated Mariners Landing Rules & Regulations may be banned from portions or all of Mariners Landing by the Developer.

- No noxious or offensive activity or noise shall be carried on in or upon any lot or any part of Mariners Landing, nor shall anything be done thereon which may be or may become an annoyance or nuisance, public or private, to the neighborhood, or which shall in any way interfere with the quiet enjoyment of each of the Owners of his respective dwelling unit(s).
- No person shall operate a motor vehicle, moped, motorcycle, golf cart, or other motorized vehicle within the confines of Mariners Landing without securing all licenses and registrations required by the State of Virginia for the operation of such machines on public roads in the State of Virginia.
- Parking is allowed only in the **assigned** parking places or additional parking area (if any) of each building. No parking is allowed on road shoulders. Only normal-sized cars and pick-up trucks are allowed to be parked without permission from the Board. No inoperable or unlicensed vehicles may be stored on any lot.
- Use of open decks and other external areas for storage is prohibited.
- No resident shall hang garments, towels, wash, rugs, or other items from windows or any façade, decks, or patios.
- No outside facilities for hanging wash or other items may be erected.
- Patio furniture and picnic tables must remain on decks or patios. However, furniture may be placed temporarily in the rear yard for special events.
- Flower pots should be set at least 12" inside the patio perimeter to protect from mowing equipment.

- All recreation items and toys must be removed from Common Areas and lots when not in use.
- Only one flag bracket or windsock per unit is permitted. It may be attached to a deck rail or support post (not siding). Flags shall be no larger than 36" x 48" and the pole shall be no longer than 6'.
- Only **electric** barbecue grills are allowed inside units and on balconies, porches, patios or within 10 feet of the buildings. Charcoal, LP-gas, propane, or other open-flame grills are not permitted in these areas, in compliance with the Virginia Statewide Fire Prevention Code and the requirements of the condominium casualty insurance provider.
- Combustibles shall not be stored in units or storage closets.
- Wood/coal stoves and/or kerosene heaters are not allowed.
- No livestock, fowl or other farm or wild animals may be kept or maintained on/in any Mariners Village Condominium unit or lot except domesticated mammals, fish and birds which may be kept in reasonable numbers as pets for the pleasure and use of the occupants, but not for any commercial use or purpose. No doghouses, pens or animal shelters of any kind shall be permitted to be located outside any condominium unit or on Common Areas.
- No animal shall be allowed to run loose upon the exterior of any condominium lot or Common Area.
- Pet owners shall remove animal excrement produced by their pet on Common Areas.
- If personal property is on the lawn areas or shrub beds while contractors are cutting grass, pruning, applying herbicides, pesticides, etc, the items could be damaged. The contractor is not responsible.
- All toilets are on a septic field system. For that reason, we ask that you not flush disposable diapers, sanitary pads, excessive paper, etc.
- No yard sales are allowed.
- Any exterior unit decorations or modifications must be approved by the Association Board.