

# MARSHALL PARK VILLAS CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

1. No common sidewalks, driveways, entrances and passageways shall be obstructed or used by any unit owner for any other purpose than ingress and egress from the units. No vehicle shall be parked in such manner as to impede or prevent ready access to any part of the project.
2. All common areas are to be kept entirely free of clutter of any kind. The Board has authority to dispose of any items not acceptable to the common areas.
3. Recreational vehicles may be parked up to three days on a unit owner's driveway or slab. The Board of Directors may approve additional time for special circumstances.
4. The monthly homeowner's fees is due the first day of each month at the treasurer's residence. Any payment received after the 10<sup>th</sup> day of the month incurs a \$10.00 penalty. The \$10.00 penalty will continue to be assessed for each additional month that said payment is not made.
5. In order to preserve the exterior appearance and maintenance of the Association, no work shall be done upon the exterior building walls and roofs or upon the common elements by any unit owner without the written permission of the Board. From this date **October 23, 2008** forward, any Board approved changes/embellishments/landscaping additions, etc. are the sole responsibility of that unit's homeowner(s) of record including maintenance and/or repair of the change or addition.
6. Landscaping or embellishments of deck/patio/private areas, that are limited common elements for the exclusive use of the owner of the unit, shall be properly maintained by the owner. The landscaping contained within privacy areas shall not infringe, impede or obstruct the fence or building in any fashion or intrude upon the neighbor's property.
7. Water is a large item in our budget. We expect each unit owner to repair leaky faucets and running toilets immediately. The Association expects prudent use of water in the limited common areas by owners and tenants. Indiscriminate use of water will not be tolerated. The general common elements are the sole responsibility of the Association.
8. No owner, resident, or lessee shall install wiring for electrical or telephone installation or for any other purpose, including, but not limited to, any television or radio antennae, satellite dishes, machines, skylights or air conditioning units on the exterior of the project, or that protrude through the walls or the roof of the condominium improvements except as may be expressly authorized by the Association or as required by law.

9. Items to be sun/air dried shall be hung in the limited common area of the homeowner's units as inconspicuously as possible and removed promptly.
10. Disposition of garbage and trash shall be only by the use of garbage disposal units or by use of common trash and garbage facilities. All equipment, garbage cans or wood piles shall be confined to privacy areas.
11. Owners, residents and lessees shall avoid making or permitting loud noises which disturb other owners, tenants or occupants of other units.
12. Pet owners shall be considerate of neighbors. This includes not letting your animal roam loose, being noisy or a nuisance to others. Pet owners must pick up after their pets at all times. Any owner keeping an animal inside a private patio or deck area shall be responsible for maintaining the area in a sanitary manner to prevent odors and excrement from offending other residents. Pets are permitted in the common area only when on a leash.
13. The Association assumes no liability for, nor shall it be liable for, any loss or damage to articles left or stored in any common or other areas.
14. Any damage to the general common elements or common personal property caused by the owner, occupants, lessee or a child or children of a unit owner or their guests, or the guests of a unit owner, shall be repaired at the expense of that unit owner. Repairs will be performed by the Association and the owner of a unit shall reimburse the Association. In the event of any failure to pay any assessment resulting from damage to a unit repaired by the Association, the Association shall be entitled to all of its collection rights as set forth in the By-Laws and Condominium Declaration.
15. No advertising signs are allowed except "For Rent" or "For Sale" signs and shall not exceed thirty-six inches by forty-eight inches.
16. No political signs may be displayed earlier than forty-five days prior to the day of an election or seven days after an election. Only one political sign is allowed per political office or ballot issue that is contested in a pending election. The maximum dimensions of political signs on a unit owner's property shall be thirty-six inches by forty-eight inches.

The foregoing Rules and Regulations are subject to amendment and to the promulgation of further regulations. The Board directs its secretary to mail or deliver a copy of the within Amended Rules and Regulations to all unit owners, and other tenants and residents by posting prominently.

Approved by the Board of Directors of Marshall Park Villas Condominium Association at a regular meeting of the Board at which a quorum was present on this 23<sup>rd</sup> day of October, 2008.