

Mariners Village Condominium Unit Owners' Association, Inc.

HOUSE RULES (Additional Rules & Regulations)

Updated 12/26/19 to conform with new numbering in 2019 Virginia Statutes

Updated 5/21/2023 contact information for Item #4

Updated 4/3/2024 for Item #17 - reference to Smoke Free Community Policy Resolution 2023-1

These procedures and rules are in addition to any other restrictions in foundational instruments of the Mariners Village Condominium Unit Owners' Association (Association) and Mariners Landing Community Association (Master Association or MLCA).

The purpose of all rules and regulations is 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 the Master Association (MLCA) reserve the right to fine **owners** not complying with the rules and regulations (as noted in their Rules & Regulations, as present or amended in the future, and as provided in §55.1-1959 of the Code of Virginia—currently up to \$50 per single violation and an additional \$10 per day for continued non-compliance).

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

1. No noxious or offensive activity or noise shall be permitted in or upon any part of Mariners Village, 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/her respective dwelling unit(s).
2. 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.
3. Parking at Mariners Village is on a first-come first-served basis. Parking is allowed only in the outlined parking spaces. No parking spaces will be individually assigned or marked with names or unit numbers on the asphalt pavement or concrete curbs. No parking is allowed on road shoulders or in front of the mailbox stands. Only golf carts, 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 Mariners Village property.
4. Parking of boats, personal watercraft (PWCs), trailers, campers, and RVs is not permitted in the Mariners Village parking lot without permission from the Board. (Contact Perrow Management at 540-297-9393 if you would like to arrange parking for any of these vehicles.)
5. Use of open decks, patios, and other external areas for long-term storage is prohibited.

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6. No resident shall hang garments, towels, wash, rugs, or other items from windows or any façade, decks, or patios overnight.
7. No outside facilities for hanging wash or other items may be erected.
8. Patio furniture and picnic tables must remain on decks or patios. However, furniture may be placed temporarily in the rear yard for special events.
9. Flower pots and other personal items should be set at least 12" inside the patio perimeter to protect them from mowing equipment.
10. All recreation items and toys must be removed from Common Areas when not in use.
11. If personal property is on the lawn areas or in shrub beds while contractors are cutting grass, pruning, applying herbicides, pesticides, etc., the items could be damaged. In such cases, neither the contractor nor the Association will be held responsible.
12. Only one flag bracket or windsock per unit is permitted. It may be attached to a deck rail or support post (not the siding of the building). Flags shall be no larger than 36" x 60" (3' x 5') and the pole shall be no longer than 6'.
13. Wood/coal stoves and/or kerosene heaters are not allowed on Association property.
14. Only ELECTRIC barbecue grills may be used inside the units and on decks, porches, patios or within 10 feet of the buildings. Use of charcoal, LP-gas, propane, or other open-flame grills is not permitted in/on these areas in compliance with the Virginia Statewide Fire Prevention Code and the requirements of our condominium casualty insurance provider.
15. Fuel (propane, LP gas, gasoline, kerosene, charcoal starter, etc.) and other combustibles shall not be stored within units or storage closets nor on patios and decks.
16. Fireworks, candles, matches, and smoking products shall not be used in or near the mulched beds surrounding the buildings because of the fire hazard.
17. Smoking Policy Resolution 2023-1 - Smoke Free Community as of January 1, 2024.
18. No livestock, fowl or other farm or wild animals may be kept or maintained on/in any Mariners Village Condominium unit or surrounding Common Areas 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 Elements.
19. No animal shall be allowed to run loose upon the exterior of any condominium unit or on the Common Elements. Dogs must be kept on a leash when outside the unit on the Common Elements.
20. Pet owners shall remove and properly dispose of excrement produced by their pet on Common Elements.
21. All toilets are on a septic tank system connected to a public sewer system. For that reason, we request that you not flush disposable diapers, sanitary pads, excessive paper, etc.
22. No yard sales are allowed.
23. No 'For Sale' signs are permitted on Common Elements or Limited Common Elements.

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24. Any exterior decorations or modifications of Common Elements and Limited Common Elements must be approved in advance by the Association Board. Applications may be found on the Association Website [www.marinersvillagecondo.com].
25. Before a long-term tenant is granted occupancy, the owner or rental agent is requested to:
 - a) perform a criminal background check and
 - b) make the tenant aware of obligation to abide by the Rules and Regulations established by this Association *and* MLCA. The owner will be subject to fines and civil actions (as allowed by Virginia Code, Section 55.1-1959, *Adoption and enforcement of rules* and by Mariners Landing Community Association, Inc., *Rules & Regulations*) for violations by the tenant or owner.
26. Anytime a long-term renter (for over 30 days) moves into a unit, the owner will contact Association Management Solutions, LLC - Common Interest Community Manager Maureen Baker by phone at 540-296-0991 or email at mbaker@ams-va.com. The tenant will then be placed on the long-term renter list and MLCA (Master Association) will be informed (for the purpose of security checks) that there is someone who is supposed to be in the unit.
27. If an owner rents their unit directly or through a Real Estate Agency to a tenant, it is the responsibility of the owner to supply the tenant/real estate agent with community information and rules for Mariners Village. Often new tenants are not aware of Association and MLCA rules and regulations. Please refer them to the website www.marinersvillagecondo.com for more details.
28. Owners are individually responsible for the maintenance of the air conditioner and heat pump (HVAC) for their unit and changing the air filters in their own units. Unit owners are also responsible for periodic cleaning of their dryer vents; replacement of water supply lines/hoses to the washing machine, dishwasher, and icemaker; and replacement of smoke/fire detectors and their batteries.
29. Unit owners must keep the heat turned on to at least 55 degrees by November 1st of each year and not turned down or off until after freezing weather has passed in the spring. This is to prevent water pipes from freezing, bursting and causing damage to other living units.

Definitions (*Virginia Condominium Act*, Article 1, Section 55.1-1900):

“Common elements” means all portions of the condominium other than the units.”

“Limited common elements” means a portion of the common elements reserved for the exclusive use of those entitled to the use of one or more, but less than all, of the units.”

“Unit” means a portion of the condominium designed and intended for individual occupancy and use.”

MVCUOA Board of Directors Approval: 2/10/2018