

MARA VILLA
RULES AND REGULATIONS

Authority

The Bylaws of Mara Villa Association, Inc., authorize the Board of Directors to adopt such uniform administrative rules and regulations governing the details of the operation of the condominium, and restrictions upon, and requirements respecting the use and maintenance of the homes and of the common elements and limited common elements as may be deemed necessary to assure the enjoyment of all home owners and to prevent unreasonable interference with the use of the homes, common elements, and limited common elements, as shall not be inconsistent with the Condominium Act, the Declaration of Condominium, the Articles of Incorporation, and the Bylaws of the Association.

Enforcement

Violations of the Declaration, Articles, Bylaws or these Rules and Regulations should be reported, in writing, to the Association's Board of Directors, or to the Association Manager, if the Association is retaining a Manager at that time. In the event of violation, a home owner may be subject to a fine. In the event of any fine, the following procedures shall apply.

(a) The party against whom the fine is sought to be levied shall be afforded an opportunity for hearing after reasonable notice of not less than fourteen (14) days. The notice shall include (i) a statement of the date, time and place of the hearing; (ii) a statement of the provisions of the Declaration, Articles, Bylaws or Association Rules which have allegedly been violated, and (iii) a short and plain statement of the matters asserted by the Association.

(b) The party against whom the fine may be levied shall have an opportunity to respond and present evidence, and to provide written and oral argument on the issues involved and shall have an opportunity at the hearing to review, challenge and respond to any material considered by the Association.

Bicycles/Motorcycles

Bicycles may be operated on the premises, but must be kept in garages when not in use.

Motorcycles are not to be operated on the premises, except for ingress and egress to and from their garages. They must be kept in the home owner's garage. Motorcycle engines may not be revved up and must be operated with a muffler system in good condition.

Destruction of Property

Owners will be held responsible for destruction, damage, defacement of buildings, facilities, and equipment by their own act(s) and/or the acts of others.

daily guests.

No

or health hazard or in any way tend to increase insurance rates.
Children are not to play in the driveways, corridors, stairways,
or elevators. They are not to interfere with the normal
operation of the elevators.

Exterior Appearance

To maintain a uniform and pleasing appearance of the exterior of the buildings, the following shall apply:

(a) No owner, tenant, or other occupant of a condominium home may paint or otherwise change the appearance of any exterior wall, door, window, patio, balcony, stairway, or any exterior surface. Hanging laundry, garments, or unsightly objects from any exterior portion of a home, or on a porch, or in the common areas or limited common areas, is prohibited.

(b) No occupant may place any sunscreen, blind, or awning on any balcony, stairway or exterior opening; place any draperies or curtains at the home windows without a white or off-white color liner facing the exterior; plant any plantings outside of a home; erect any exterior lights or signs; place any signs or symbols in windows; or erect or attach any structures or fixtures within the common elements, except with the written consent of the Board of Directors of the Association.

(c) Occupants are not to erect, construct, or maintain any wire devices, antennas, other equipment or structures on the exterior of the building or on or in any of the common elements, except with the written consent of the Board of Directors of the Association.

Interiors

No occupant may make any structural additions or alterations (except the erection or removal of nonsupport carrying interior partitions wholly within the home) to any home or to the common elements without prior written consent of the Board of Directors of the Association.

Any owner may fasten light fixtures, shelving, pictures, mirrors, objects of art, curtain rods, and similar household items to the walls of a home, provided they may be removed without substantial damage to the common wall structure. No fixtures of any nature may be attached to any exterior portion of a home, or on a porch, or in the common areas or limited common areas, without prior written consent of the Board of Directors; if any damage results from the installation or removal thereof, the home owner shall repair same, to the satisfaction of the Board of Directors.

Solicitation

There shall be no solicitation by any person anywhere in the buildings or common areas for any cause whatsoever unless invited by the home owner to be solicited or specifically authorized by the Board of Directors.

Noise

In order to insure your own comfort and that of your neighbors, radios, recording amplifiers, and television receivers must be turned to a minimum volume.

Unnecessary noises or loud conversations or excessive noise whether from a home or in common areas should be avoided.

Hard floor-covering materials may create or transmit excessive noise to neighboring homes; therefore, all hard floor material must include sufficient sound-conditioning systems or materials so as to prevent transmission of excessive noises between homes as determined in the sole opinion of the Board of Directors.

Obstructions

Sidewalks, driveways, entrances, apartment entries, elevators, corridors and other common areas of travel must not be obstructed in any manner and are to be kept free of any materials which would be unsightly or hazardous. All firewood shall be stored in a home owner's garage or home.

Pets

No animals other than birds, fish, or two cats or two dogs may be kept in a home or on the condominium property.

Pets must be on a leash at all times when outside the confines of their owners' homes, and a pet's owner is required to remove the pet's waste material from the common areas or limited common areas.

If, in the sole judgment of the Board of Directors, it is determined that a pet is causing excessive disturbance and annoyance to other occupants, the owner will be asked to remove the pet.

Lessees or guests of owners or lessees will not be permitted to bring pets onto the premises, under any circumstances.

Pets will not be allowed at the community swimming pool area.

Occupancy

No owner, lessee, or other occupant of a condominium home shall use the home for purposes other than as a residence for persons living together as a single housekeeping unit, and no more than two single unrelated persons (without family) shall occupy a home. For purposes herein, references to "family" shall mean the owner (or designee) and those family members within two degrees of consanguinity, and "unrelated" persons are those not in the family as defined herein, except for models maintained by the Developer in accordance with the Declaration of Condominium.

No occupant shall make any use of a home which violates any laws, ordinances, or regulations of any governmental body.

No occupant shall commit or permit any nuisance, immoral, or illegal act in his home or in or on the common elements.

The homes, common areas and facilities and recreational facilities are designed to accommodate a maximum occupancy of two persons per bedroom or enclosed den in every home. The occupancy of any home in greater numbers must have prior written approval of the Board of Directors.

Parking

Owners and lessees shall park either in the parking space or spaces assigned to their home, or in the driveway which is a limited common element to all home owners. All other spaces shall be for guests. Viewhome owners shall have no more than two vehicles and Villahome owners shall have no more than three vehicles.

Owners, their families, lessees or guests shall not be permitted to park in parking spaces belonging to other owners.

Usage of parking spaces shall be limited to private passenger vehicles and the use of the assigned parking space for storage or any other type of vehicle, equipment or apparatus is prohibited.

All garage doors shall be kept closed except when the garage is in active use.

Sanitation

No garbage or refuse receptacle may be installed or maintained in or on any of the common areas except with the written permission of the Board of Directors of the Association.

Occupants shall not allow any rubbish, refuse, garbage, or trash to accumulate in the common areas. Each home and the common areas shall, at all times, be kept in a clean and sanitary condition. Garbage shall be disposed of through the kitchen garbage disposal so far as possible, and all trash shall be placed in waterproof bags or similar containers before being placed in the appropriate receptacles.

Occupants shall not allow anything to fall or be thrown from a home. Any debris swept from the exterior of a home must be picked up with a dustpan and disposed of into a trash receptacle.

Swimming Pool (Community Facility)

Owners, their families, lessees and guests using the swimming pool do so at their own risk.

Persons using the swimming pool are required to read and obey the posted rules for use of the swimming pool and sunning area.

Use of Facilities

The facilities of the condominium are for the exclusive use of members of the Association, their lessees, house guests and guests accompanied by a member or lessee. No guest or relative of a member or lessee may use the facilities unless in actual residence or accompanied by a member or lessee.

In order to conserve the recreational facilities for the maximum enjoyment and pleasure of all concerned, the use of such facilities shall be limited to the persons then in residence in any home from time to time and their occasional guests. In the event a home is rented, the tenant, his family and occasional guests may use such facilities to the exclusion of the owner of the home and his family. Persons in residence in homes owned by multiple or corporate owners shall be entitled to use such facilities during periods of such residence to the exclusion of the other multiple owners or corporate officials or their invitees.

Vehicles

There shall be no washing of vehicles on the condominium grounds. There shall be no general maintenance work such as changing oil on vehicles on the condominium grounds.

Stairwells

In the Viewhome buildings there shall be no use or storage of carts, dollies or other moving equipment that could chip or scar the finish or risers in the stairwell areas.