



GENERAL RULES AND REGULATIONS

ABUSE OF RULES

1. It is the responsibility of each owner to familiarize their guests, their tenants, and visitors with these rules and regulations.
2. With no exception, purposeful disregard of these rules by owners, tenants, visitors, or guests may result in a penalty to the owner that shall be determined by the Board of Directors of the Association with a minimum of a \$50.00 fine. If deemed necessary by the Board, further action may be taken such as additional fines, denial of use and/or possible legal action.
3. If fees and/or assessments are not paid, a lien may be placed upon the owner's unit until paid.
4. Rules must be signed, dated and turned in to the office.

POOL RULES

1. Pool hours are between the hours of 6:00 AM and 10:30 PM.
2. Pool rules posted in the pool area must be observed at all times.
3. The pool is for residents and their guests only.
4. No diving.
5. No children under the age of 16 are allowed in the pool or pool area without an adult.
6. No underage drinking is allowed.
7. Adults who are overdrinking may be asked to leave.
8. No glass objects are allowed in the pool area.
9. Very young children who are not potty-trained must wear a swim diaper.
10. Smokers must dispose of cigarettes in a proper receptacle.
11. Loud playing of music is not allowed as it may disturb the residents.
12. Do not leave trash in the pool area. Trash receptacles are provided for your use.
13. The barbeque grill is to be left clean and covered after each use.
14. Pets are not allowed in the fenced pool area, except to walk through on a leash.
15. No skates, rollerblades, skateboards, hoverboards, scooters, or bikes are permitted in the pool area, garage area, or parking area.
16. Please make sure the water hose stays wrapped up on the hose holder at the outdoor shower and the water is completely turned off.
17. Outside tents, equipment, and furniture, other than personal chairs or those provided by the HOA, are not allowed in the pool area. Games and pool toys are allowed.
18. No private parties or group activities that interfere with residents' pool enjoyment.

BALCONY AND COMMON AREA RULES

1. Nothing shall be attached to the exterior walls of the balconies or the common areas.
2. No signs may be posted on HOA property. [Ref. Article V, Sec. 4-G—Condo Docs]
3. Wind chimes, hanging baskets, and decorative lights are prohibited on balconies.
4. Do not hang towels or swimsuits over the balcony railing.
5. Use of charcoal grills is prohibited on the balconies. However, gas or electric grills are allowed.
6. As a courtesy to your neighbors, do not play loud music or TVs in your unit, your balcony, or at the pool.
7. Table-top firepits are permitted. Propane only!
8. All owners are responsible for removing all items from their balconies before a storm.
9. Rollerblading and/or skateboarding is not allowed on condo property.
10. Pick up your trash when you leave the common areas.
11. Large or private parties are not permitted in the atrium or clubhouse.
12. Please report any damage to the condo building, pool, parking, common areas, and outside area caused by residents, guests, movers, employees, contract workers, or their vehicles to the Manager, a HOA Board Member, or a Floor Representative.
13. No smoking allowed in hallways, atrium, stairways, elevators, or garage. Smoking is allowed only in your unit, on your balcony, on the pool grounds, and in the outside parking area. Dispose of your waste properly.

PET OWNER RULES

1. Pets must be on a leash and kept under control at all times when walking through walkways, pool, parking, and the common areas.
2. Pet owners must immediately remove any pet waste from ALL areas of Pass Marianne property and dispose of it properly in securely tied plastic bags in either the designated trash receptacles provided or directly in the dumpster.
3. Pets are not allowed in the fenced pool or rear parking area, except to walk through on a leash.
4. Pet owners are reminded to be considerate of other residents to make sure their pets do not cause trouble or disturb others. This includes excessive noise, damage to the property or any other nuisances. [Ref. Article V. Sec. 4—A & F Condo Docs]

DUMPSTERS

1. All garbage must be bagged in plastic bags and securely tied before placing in the garbage chute. [Ref. Article V. Sec. 4—J Condo Docs]
2. Do not put oversized items in the chute as they may hang up and clog the chute.
NO BOXES!
3. Do not put sharp items in the chute.

4. Two dumpsters are located in a room at the North rear of the garage. Large items which do not fit in the garbage chute may be placed in these dumpsters. Boxes should be broken down and flattened. Nothing should be left outside of the dumpster itself for disposal. Items like old appliances, furniture, mattresses, and the like, need to go to the dump and cannot be put into the dumpster. It is the responsibility of the unit owners to get these items to the dump themselves. Transporting items to the dump is not a service that Pass Marianne HOA provides. Those leaving trash outside the dumpster may be fined.
5. Garbage will be picked up 3x a week: Monday, Wednesday, and Saturday.
6. Placing hazardous or flammable material in the dumpster and on property is prohibited.
7. Do not block the dumpster driveway. This is a NO-PARKING ZONE. Garbage will not be picked up if it is blocked.

PARKING

1. All vehicles must park within the designated yellow marked lines.
2. Owners/Tenants or their guests may not park boats, golf carts, inoperable or junk vehicles, trailers, campers, big trucks, house trailers, etc. in the garage or common areas designated as Parking Areas either inside or outside the gates.
3. Repairs or maintenance of any vehicle cannot be carried out on any of the Common Area or within any of the parking areas, with the exception of a simple quick fix that would take only an hour or two.
4. No vehicles are allowed that do not have displayed current license plates.
5. All Owners and Tenants MUST register their vehicles with the Manager. They also must notify the Manager of any changes of their vehicles to keep their registration database up to date.
6. Storage of personal items, other than bicycles in the bike rack area, and kayaks in designated rack area, are not permitted in the parking areas.

RENTAL AND SALES AGREEMENTS

1. Lease agreements must be for a minimum of 6 months and include a pet clause in the tenancy agreement that states the tenant will abide by the posted pet rules and regulations.
2. Owners must provide the names of their tenants, their contact information and a copy of their lease to the HOA Manager either in person or by email manager@passmariannehoa.com prior to occupancy.
3. Owners are responsible for their tenants to be aware of and that they abide by all HOA Docs, By-Laws, and Rules and Regulations.
4. Owners are accountable for the behavior and actions of their tenants, as it pertains to the violations to the HOA Docs, By-Laws, and Rules and Regulations. Any violations by the tenant will be brought to the attention of the owner for follow up and action.
5. Owners are responsible for any damage to the common areas or property caused by their tenants.

ELEVATORS

1. Do not block the elevator doors or leave personal carts in the lobby. The HOA does not furnish carts for general use.
2. All owners and tenants have a responsibility to maintain the cleanliness of the elevators.
3. An elevator key is available from the HOA Manager to control the elevator during a move or for having furniture or appliances delivered. The Right or East elevator is normally used for moving.
4. All deliveries should be completed between the hours of 8:00 am and 5:00 pm.
5. All one-day moves should begin as early as possible so to be completed at 5:00 pm. However, if they are running late to finish everything, they may do so as long as, A) they did not start late; B) they will be completely done no later than 8:00. Otherwise, they will need to come back another day.
6. Notify management or Maintenance of move in and move out dates.

UNIT 210—CLUBHOUSE

1. The Clubhouse is Unit 210 in the building and contains:
 - a. The Manager's office
 - b. A small library with books, games, DVD's and puzzles for residents and tenants to borrow and return
 - c. A room with exercise machines
 - d. A smaller room with free weights
 - e. A small meeting room
 - f. A bathroom
2. The bathroom is for residents, guests and employees. It is important to keep it clean.
3. Use of the exercise equipment is at your own risk.
4. Appropriate athletic shoes must be worn when using the exercise equipment.
5. The exercise equipment is for the residents, tenants, and their guests only. No one under the age of 16 is permitted to use the exercise equipment without adult supervision.
6. All exercise equipment must be cleaned after each use.
7. No cooking or use of the appliances is allowed.

Rules and Regulations are to be signed on the back and turned in to the office.

Resident Name: _____

Resident Name: _____

Unit Number: _____

Date: _____