

RULES AND REGULATIONS

MARINA COVE

CONDOMINIUMS

Exhibit "A"

RULES AND REGULATIONS VS. DECLARATION/BYLAWS

Rules and Regulations address the practical day-to-day issues related to condominium living at Marina Cove. They supplement the Declaration/Bylaws of the Association and do not replace them.

The Units and Common Elements of Marina Cove Condominiums shall be occupied and used as follows:

1. **Purpose and Occupancy:** No part of the property shall be used for other than housing and related common purposes for which the property was desired. Each unit shall be used as a residence for a single family or such other uses permitted by the Declaration and for no other purpose. **Declaration page 7, 11**
2. **Obstruction of Common Elements:** There shall be no obstruction of the Common elements, nor shall anything be stored in or on the Common Elements without the prior consent of the Association, except as hereinafter expressly provided. Each owner shall be obligated to maintain and keep in good order and repair his own unit. **Declaration page 7, 12.1, page 8, 12.2**
3. **Hazardous Uses and Waste:** Nothing shall be done or kept in any unit or in the Common Elements which will increase the rate of insurance on the property, or contents thereof, without the prior written consent of the Association. No owner shall permit anything to be done or kept in his unit or in the Common Elements which will result in the cancellation of insurance on the property, or contents thereof, or which would be in violation of any law. No waste shall be committed in or upon the Common Elements.
4. **Exterior Exposure of Buildings:** Owners shall not cause nor permit anything to be hung or displayed on the outside of windows or placed on the outside walls of the building, and no sign, awning, canopy, shutters, radio or television antenna, or wiring of any type, shall be affixed to or placed upon the exterior walls or roof or any part thereof, without the prior consent of the Association. **Declaration page 8, 12.2, page 9, 12.4**
5. **Animals:** Each unit owner may maintain upon the premises not more than two dogs, or one dog and one cat, or two cats. Further, no pet shall be left outside the unit unattended or leashed. All animal fecal waste shall be immediately retrieved by the pet owner or custodian and properly disposed of immediately. Any complaints regarding the maintenance of such pets, the noise generated by such pets, the inconvenience to other unit owners caused by such pets shall all be directed to the Association Board of Directors and they shall consider the same and issue

determinations regarding such pets. Said determination shall be final and binding upon the pet owners or custodians.

6. **Nuisances:** No unlawful, immoral, noxious, or offensive activity shall be carried on in any unit or in the Common Elements, nor shall anything be done therein or thereon either willfully or negligently which may be or become, in the judgement of the Board, an annoyance or nuisance to the other owners or occupants. In the event of any deemed nuisance, unit owners should contact a board member, if unit owner deems the situation an emergency or legal issue, contact 911.
7. **Impairment of Structural Integrity of Building:** Nothing shall be done in any unit or in, on, or to the Common Elements which will impair the structural integrity of the building or which would structurally change the building without the prior written consent of the Association. No unit owner shall overload the electrical wiring in the building, or operate any machines, appliances, accessories or equipment in such manner as to cause, in the judgement of the Board, an unreasonable disturbance to others. **S.703.06, Declaration page 9, 12.4**
8. **Laundry or Rubbish:** No clothes, sheets, blankets, laundry, of any kind, or other articles shall be hung out or exposed on any part of the Common Elements. The Common Elements and Limited Common Elements shall be kept free and clear of rubbish, debris, and other unsightly materials. Trash, garbage, and other waste shall be kept only in enclosed sanitary containers, and shall be disposed of in a clean, sightly, healthy and sanitary manner.
9. **Prohibited Activities and Signs:** No industry, business, trade, occupation, or profession of any kind, whether commercial, religious, educational, or otherwise designated for profit, altruism, exploration, or otherwise, shall be conducted, maintained or permitted on any part of the property, except as provided herein, nor, except with the consent of the Association, shall any "For Sale" signs or other window displays or advertising be maintained or permitted by any owner on any part of the property or in any unit therein.
10. **Alterations of Common Elements:** Nothing shall be altered or constructed in, on, or removed from the Common Elements except upon the written approval of the Association. **Declaration page 4, 8.2**
11. **Parking Area:**
 - A. Only designated Limited Common Elements identified as parking spaces shall be used by the owners for parking purposes. Further, garages shall be used to provide parking space for the primary vehicle of each unit owner. Secondary vehicles shall be parked in the unit's corresponding designated parking space. No parking shall be permitted on the drives in front of the unit garage door.
 - B. Assigned parking spaces shall not be used to store inoperable motor vehicles or for the purpose of performing extended vehicle maintenance or repair.
 - C. Parking of recreational vehicles upon the condominium property shall be permitted only with the Association's prior approval, for periods of time not to exceed forty-eight (48) hours, and in locations specified by the Association.
12. **Certain Personal Professional Activities Permitted:** The unit restrictions in paragraph 1 and 9 of this Article shall not be construed in such manner as to prohibit an owner from (a) maintaining his personal business or professional records or accounts therein; or (b) maintaining his personal professional library therein; or (c) handling his personal business or professional telephone calls

or correspondence there from. Such uses are expressly declared customarily incidental to the principal residential use and not in violation of paragraphs 1 or 9 of this Article.

13. Occupancy: Occupancy of any unit in the condominium shall be limited to a maximum of two (2) persons per bedroom per unit. Occupancy is defined to mean residing in the unit for permanent overnight or sleeping purposes and shall not be deemed to restrict or limit social entertaining or overnight guests in excess of such limits.

14. Rental of Units: No unit may be leased or occupied by non-owner except pursuant to Article XVIII of the By-laws*.

15. Exterior Lighting: No permanent hard wired exterior lighting may be installed without the express written approval of the Board of Directors of the Association. An exception is allowed for temporary plug-in holiday decorations, low voltage or solar lighting.

16. Barbecue Facilities: Gas or charcoal fired barbecue grills or other outdoor cooking apparatus may be utilized by unit owners to the rear of each unit and may be placed on Common lawn Elements during cooking, but shall be stored on the patios behind each unit when no longer in use for cooking. No ashes or other debris shall be discarded or left on any portion of the Common Elements.

17. Repairs and Maintenance: Each unit owner shall be responsible for keeping the interior of his unit and all of its equipment, fixtures and appurtenances in good order, condition and repair and in a clean and sanitary condition.

For specific information on Individual Unit repairs and maintenance, refer to MCCA Declaration 12.1 page 7

18. Limited Common Element Usage and Restriction:

A. The areas immediate adjacent to the unit containing balconies or patio areas, or grass spaces, shall not be used to store unit owner property and shall have placed therein only furnishings consistent with the intended use of the area. Complaints regarding the use of Limited Common Element areas shall be directed to the Board of Directors, who shall hear the matter and shall issue a ruling thereon, which shall be binding upon the unit owner.

B. **Boat Slips.** Included in the Common Element of Marina Cove Condominiums is a complex for boat docking and mooring consisting of thirty-four (34) boat slips in a wharf and pier configuration. This structure shall be generally a Common Element of the Condominium. Boat slips and catwalks are designated as "limited common elements", identified by number to correspond to the unit to which it is permanently assigned. Such limited common element shall be reserved for the exclusive and permanent use of the owner or occupant of the unit to which they are appurtenant, to the exclusion of all other units in the condominium. **S.703.02(10), Declaration page 4**

Note: Sections of this document that are italicized with a suffix symbol attached to the end denote amendments to the Rules and Regulations. Consult the legend below for amendment dates.

* Amendments passed June 6th, 2001

August 3, 2024 Revised in compliance with The Act/Declaration/Bylaws

