

Madeira Villa Central Association Rules

REVISED JANUARY 18TH 2020

POOL RULES

1. Owners, residents and guests should be considerate of others when using the pool. Loud or disruptive gatherings should be excused from the pool area.
2. We encourage large or loud gatherings of guests to use the beach, unless their presence at the pool is not intrusive or disruptive.
3. Local guests of owners or residents may use the pool only when accompanied by the owner or resident.
4. All posted pool regulations must be observed, including but not limited to no running or diving.
5. All pool users should shower off all beach sand prior to entering pool
6. There is no smoking or vaping inside the pool fenced area.
7. No glassware is permitted at the pool. No food or drink is permitted in the pool.
8. Children under the age of 13 must be accompanied by an adult when using the pool.
9. No pets are allowed in the pool or courtyard areas.
10. Swimming is allowed between dawn and 11 PM. Swimming in the pool is at your own risk and no lifeguard will be on duty.
11. Owners, guests and residents shall remove all trash and personal belongings when departing the pool, courtyard, common and beach areas.
12. When leaving the pool area, guest should lower the umbrellas and secure them with bungees and replace the pool furniture in the appropriate places.

PET RULES

1. Owners are limited to 2 pets per unit. If a pet is a nuisance, it may have to be removed from the property. Pets are restricted to residences and are not permitted in courtyard or pool area.
2. RENTERS ARE NOT PERMITTED TO HAVE PETS without approval of the Madeira Villa Central Board (the "Board").
3. Pets must be kept on leashes or in carriers and attended to at all times when on condominium property.
4. When walking their pets, owners and guests should exit and enter their units only through the garage and should not traverse the common walkways.
5. ALL OWNERS AND GUESTS MUST CLEAN UP AFTER THEIR PETS.

GENERAL RULES

1. If an owner rents their unit, it must be for a period of no less than two (2) months. All renters must complete a rental application and sign an agreement to be bound by the association rules. All rentals must be approved by the Board.
2. Cookouts are restricted to the garage side of your unit and at a safe distance from the building.
3. The dumpster is for household trash only. No construction debris is allowed. Recycle canisters are provided for use.
4. Madeira Villa Central units are considered single family dwellings and are normally limited to occupancy by one family who occupy the unit on a regular and continuous basis. While occasional guests are, of course, permitted, no condominium unit shall be occupied by more than eight(8) overnight occupants without written approval of the Board.
5. All owners and guests should be considerate of their neighbors. Any disturbing sounds, loud noises,

- such as electronic equipment sounds and incessantly barking dogs, are not permitted.
6. The common areas are available for the benefit of all owners and guests, who are expected to cooperate in maintaining the general good appearance of the paved and landscaped areas adjacent to their condominiums.
 7. Garage doors must be closed at dusk unless attended to by the occupant.
 8. No bike riding or skateboarding is permitted in the common areas.
 9. Parked campers, motor homes or trailers are not permitted in the individual unit's parking space. Abbreviated, overnight stays may be acceptable, but only in an approved parking area near the dumpster or as may be designated by the Board.
 10. There will be no parking of large trucks or oversized vehicles outside the North building. Only vehicles that can fit in the garage will be allowed outside the North building.
 11. All residents have a duty to regularly inspect and maintain all plumbing fixtures and HVAC within their unit. When leaving their unit for more than one week, Owners must turn off their water supply. When gone for one week or more, owners should make arrangements to regularly inspect their units to ensure there are no water leaks. The failure to make reasonable inspections and turn off the water when gone will result in the owner being responsible for any damage that results from failure to comply with this rule.
 12. When making a claim to an insurance company for damage within the owner's unit the owner must notify the Management Company and Association before construction work to repair any damage. Nothing in this rule shall limit the ability of an owner to mitigation of damages that may be required, and the owner has a duty to mitigate damage to their unit to prevent further damage.

ENFORCEMENT AND FINES

1. Rules should be posted in appropriate places and hand delivered to all tenants and guests.
2. Owners are responsible to see that the rules are adhered to and to post these rules in their units.
3. In order to force compliance with all lawful rules of conduct and in addition to any other rights of and remedies available to the Association, the Board may impose and assess fines for violations of the rules. The schedule of and enforcement of all warnings, fines and liens will be coordinated between the Board and the Watson/Pinnacle Property Management Company contracted by the Board, as needed.
4. The Board has adopted a schedule of fines to be assessed to the property owners who violate the rules. Enforcement for violations of these rules by owners, guests or renters will be subjected to the following fine schedule and will be borne by and collected against the owner:
 - 1st violation: Warning letter
 - 2nd violation: \$50.00 fine
 - 3rd violation: \$100.00 fine
 - Continuous violations \$100.00 per dayAdministrative costs and fees associated with the collection of fines will be borne by the unit owner.
5. The condominium owner is ultimately responsible for the actions of tenants and guests. The Board shall have the right to make such additional rules and regulations as may be required from time to time without the consent of the members. Such additional rules and regulations shall be as effective and binding as all other rules and regulations previous adopted.

Adopted by the Board and effective as of January 18, 2020.