

Madeira Villa Central Association Rules

Revised February 2, 2019

POOL RULES

1. Owners, residents and guests should be considerate of others when using the pool.
2. Large groups of guests should not be invited to use the pool on weekends/holidays when owners are present and need to have the use of these facilities.
3. Local guests of owners or residents can use the pool when accompanied by the owner or resident.
4. All posted pool regulations must be observed including no running or diving.
5. Shower off all beach sand prior to entering pool
6. No smoking poolside or in pool
7. No glass at pool. No food or drink in the pool.
8. Children under 12 must be accompanied by an adult when using the pool.
9. No pets allowed at pool.
10. Swimming is allowed between dawn and 9PM. Swim at your own risk- No lifeguard on duty.
11. #2 from general rules

Owners, guests and residents shall remove all trash and personal belongings when departing the pool/courtyard area. Lower the umbrellas and secure with bungees and replace the pool furniture in the appropriate places.

GROUND RULES

1. Pets are restricted to residences and not permitted in common areas.
2. Dogs must be kept on leashes and attended at all times when on condominium property.
3. Dog owners should exit their unit to walk dogs through the garage and clean up after their dogs.
4. No bike riding or skateboarding in common areas.
5. Parking campers, motor homes or trailers is not allowed. Overnight or abbreviated stays can be acceptable.

GENERAL RULES

1. There is a two (2) month minimum rental period. VERY IMPORTANT - VRBO will destroy our tranquil oasis if we let them.
2. Cookouts are to be held at the rear of your building 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. Normal Occupancy-Madeira Villa Central units are considered single family dwellings and are thus limited to occupancy of one family on a regular and continuous basis. Occasional guests are, of course, permitted, but no condominium unit shall be occupied overnight by more than eight(8) people without written approval of the board of directors.
5. Consideration of Neighbors - Potentially disturbing sounds, loud noises, electronic equipment sounds and incessantly barking dogs are not permitted.

6. Common Areas-For the benefit of all, residents are expected to cooperate in maintaining the general good appearance of the paved and landscaped areas adjacent to their condominiums.

7. 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.

Rules should be posted in appropriate places and hand delivered to all tenants and guests. Owners are responsible to see that the rules are adhered to and to post these rules in their units.

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 of Directors may impose and assess fines. The schedule of and enforcement of all warnings, fines and liens will be coordinated between the Board of Directors and the Watson/Pinnacle Property Management Company contracted by the MVC Board of Directors.

The condominium owner is ultimately responsible for the actions of tenants and guests. The Board of Directors of the Association 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.