NOTICE TO RENTERS
MARINA PLACE RULES AND REGULATIONS

I. GENERAL

A. Unit owners are responsible for the actions of their guests, renters, invitees, and agents (including rental agents and contractors) and are responsible for informing them of the association's rules and regulations. Any damage to common elements or common personal property caused by the owner, or child, guest, tenant, or invitee of a unit owner shall be repaired or replaced at the expense of the unit owner. Any fines by the association that result from violations of the rules and regulations by the owner, or child, guest, tenant, or invitee of a unit owner are the responsibility of the unit owner.
B. All vehicles are to be parked in the designated parking spot(s) assigned to that Unit only. Violations may result in fines and/or the vehicle being towed at the owner's expense.
C. Common sidewalks, driveways, entrances and passageways and parking spaces shall not be obstructed or used for any other purpose than ingress and egress.
D. No loud, abusive, or drunken behavior or use of illegal substances will be tolerated.
E. No fireworks or firearms may be fired or discharged on the premises.
F. Lessees shall exercise extreme care to avoid making or permitting to be made loud or objectionable noises.
G. Quiet time for all units is designated from 10:00 P.M. to 8:00 A.M.
H. It is prohibited to throw items (i.e., water, cigarette butts, or solid objects) from the balcony. Garbage may not be left outside the unit.
I. The use of charcoal grills on balcony is prohibited. Gas grills are allowed.
J. All bird feeders are prohibited on the Marina Place premises with the exception that each unit may have one liquid hummingbird feeder.
K. Ambient temperatures of all units must be maintained at a minimum temperature of 55 degrees F.
L. Radios, television sets, stereo systems and/or like devices shall be used in such a manner as to not disturb other occupants of Condominium Units.

II. CLUBHOUSES

A. Hours are from 10:00 a.m. to 10:00 p.m.
B. Renters and their guests are required to comply with the rules posted in these areas.
C. Children under the age of 16 must be accompanied by an adult.
D. No children in diapers are permitted in the pool or hot tub.
E. No food or glass containers are allowed in the clubhouses.
F. Smoking is not permitted in either clubhouse.
G. Any abuse of alcohol (loud behavior or drunkenness) may be dealt with by expulsion from the clubhouse or Marina Place.

III. PETS

A. No animals may be kept at Marina Place other than by unit owners.

IV. MANAGEMENT CONTROL

A. Tenants shall comply with requests of the management regarding these rules.