

Mariner's Landing Rules and Regulations Governing the Use of Common Property and Facilities (Amended)

Introduction

Mariner's Landing Declaration of Covenants, Conditions and Restrictions, Article II, Section 1(f) establishes the right of the Association to establish uniform rules and regulations pertaining to the use of the Community Areas, including the parking areas, and the facilities located thereon and as well as the right of the Association to impose fines and penalties for the violation of these rules and regulations.

The By-Laws of the Mariner's Landing Townhomes Associations, Inc. Article VII, Section 1(a), gives the Board of Directors the authority to adopt and publish rules and regulations regarding the use of the Community property and its facilities, including the personal conduct of residents and guests in the common areas.

The Board now elects to exercise this authority by establishing the following rules and regulations governing all community areas as defined by Article I, Section 5 of the Declaration and/or Article II, Section 2 of the By-laws.

The purpose of creating these rules and regulations is to emphasize to all in the community that we have an active association intent on keeping up our property values and making our community a nice place to live. Additions and/or changes to these rules and regulations will only be made in writing and after notification of the members of the community.

Enforcement of these rules and regulations will be the responsibility of all of the members of the community. Each member is charged with reporting violations of the rules to the Board of the management company. Reporting infractions should not be regarded as a way to intimidate or harass your neighbor but should be used constructively to prevent one member of the community from taking undue advantage of community facilities and common areas. Politely reminding a neighbor or the rules and regulations when an infraction occurs is often a better and more neighborly way of encouraging compliance with the rules.

The attached rules and regulations are binding, and will be followed by all residents and guests of the Community.

Violations and Penalties

Residents in violation of these rules and regulations will be subject to fines and/or other penalties to be set and enforced by the Board of Directors.

The Board of Directors reserves the right under Article III, Section 2, of the By-laws to suspend the voting rights, and/or use of the facilities of the Association, of a resident who violates these rules and regulations.

Rules and Regulations Governing the Use of Common Property and Facilities

Definitions:

For the purposes of these rules and regulations, the following definitions will be used.

Resident: A townhome owner or tenant who resides in the Community.

Guest: The guest of a resident who is temporarily staying in the community and/or using community facilities.

Violations:

Any violation of rules and regulations will be subjected to fines.

1. First offense – a letter will be sent to violator/homeowner. If not corrected in 14 days, a fine of \$25 will be imposed upon homeowner.
2. Second violation of the same offense will be fined \$50 – seven (7) days will be allowed to correct the violation.
3. Any subsequent violation of that rule will be fined at the rate of \$100 per day.

If the fine is imposed, a bill will be issued by Management.

4. Any legal fees associated with enforcement will be added to the imposed penalty fee.

Vehicles in Mariner's Landing:

The roadways through the community as well as all parking areas, both guest parking and reserved parking spaces are Community common areas and come under the authority of the Association Board of Directors.

1. Any vehicle without proper license plates and current registration and/or inoperable vehicles or vehicles deemed to be in very poor condition are strictly prohibited from parking anywhere on Community property, including assigned parking spaces.
2. There are only 2 (two) parking spaces assigned to each home, and additional vehicles owned by any resident cannot be kept in guest

parking spots. Any resident who owns more than 2 (two) vehicles cannot park or store these additional vehicles on Mariner's Landing property.

3. Trailers, trucks, campers, boats of any kind, house vans, vehicles with ladder racks or ladders, landscaping, construction or commercial equipment, jet skis, snowmobiles, or any vehicle greater than $\frac{3}{4}$ tons capacity, may not be parked or stored on Mariner's Landing property.
4. No automobile repairs will be permitted on Community property. This includes no changing of oil or antifreeze.
5. There are 104 units in Mariner's Landing. Each house is assigned two parking spaces. Do not use the parking space of another house unless you have permission from them.

Guest Parking:

1. Residents of Mariner's Landing cannot use guest parking for a third vehicle.
2. Guest parking is for short term guests only. Cars parked in guest parking for more than seven (7) consecutive days will be considered to be in violation of the short term guest parking rules and regulations.
3. Residents requiring special consideration for extended privileges for longer parking periods should call management, state reason for seeking extended time, and give vehicle information. The request will then be referred to the Board of Directors.
4. Parking is allowed only in assigned parking spaces, and designated guest parking spaces for valid guests.
5. No parking along painted red curbs.

Stored Cars:

Stored vehicles are not permitted on Mariner's Landing property. The following criteria constitutes a stored vehicle:

1. Expired registration.
2. Invalid license plates. Plates are periodically checked by our community patrol officer from the Annapolis City Police Department.
3. No stored car or vehicle is allowed any place in Mariner's Landing.

Community Driving Reminders:

1. There is a 15 miles per hour speed limit throughout the Community.
2. There is a STOP sign at the middle entrance.
3. Drive to the right of the street. At the first and third entrances it has been observed that many people drive on the wrong side of the

street, causing cars to come to a full stop.

Trash and Recycling:

1. Monday and Thursday - Trash pick-up
2. Thursday - Recycling day
3. If holiday falls on Monday or Thursday, pick-up will be next day.
4. Do not place trash at curb side before 6PM, the day before pick-up.
5. Do not place liquids in trash.
6. If you use plastic bags, do not put food in plastic bags. This only helps to entice more racoons, dos, etc.
7. Any food that is discarded should be placed in trash cans with airtight lids.
8. All trash cans should be removed from front of homes, unless hidden by bushes.
9. Do not place furniture, mattresses, tree limbs or other large items at curbside.

Satellite Dish:

1. Dish must be placed as far to the back of house as possible for reception.
2. Cables or wires should be hidden as much as possible, **NOT** dangling down front or sides of house.

Dogs:

(Cited from Declaration of Covenants, Conditions and Restrictions, Article VI, Section g):

“The maintenance, keeping, breeding, boarding and/or raising of animals, livestock or poultry of any kind, regardless of number, shall be and is hereby prohibited except that this shall not prohibit the keeping of a maximum of two (2) dogs and/or cats as domestic pets, provided that they are not kept or maintained for commercial purposes or for breeding. Pets shall not be permitted on the Community Areas unless accompanied by the Owner, and unless they are leashed. Any Owner who keeps or maintains any pet shall be deemed to have indemnified and agreed to hold harmless the Association, each of the Owners and the Declarant from any loss, claim or liability of any kind or character whatsoever arising by reason of keeping or maintaining such pet. The Board of Directors shall have the right to order any person whose pet is a nuisance to remove such pet from the Property, and the Board of Directors will have the exclusive authority to declare any pet a nuisance.”

1. All dogs must be on a leash at all times.
2. Do not allow your dog to alleviate itself in front of homes or

- mailboxes.
3. Assigned areas – the wooded areas along Edgewood Road are the only acceptable pet relief areas.
 4. Pick up after your dog(s), regardless of where you walk them.
 5. Dog feces draws rats and mice.

Solicitation:

Mariner's Landing is a private community:

1. Solicitation is prohibited.
2. Use of community property is for residents only with the exception of guests of residents, deliveries, contractors of the Association and representative of the Association.

Architectural Guidelines

Annapolis Roads West (Mariner's Point), and Mariner's Landing

I. INTRODUCTION

On May 21, 1981, a Declaration of Covenants, Conditions and Restrictions was made (1) which is applicable to the privately owned and common areas of the community generally known as Annapolis Roads West, Mariner's Point, and Mariner's Landing. The intent of the Declaration is "...for the purpose of protecting the value, appearance, and desirability ..." of the property "...and shall inure to the benefit of each owner thereof."

The Declaration also provides for the administration and enforcement of the Covenants, Conditions and Restrictions by an association of the property owners. The Board of Directors has determined that the members of the Board would carry out the administration of Declaration Article IV. Maintenance, VI. Environmental Protection, and VII. Restrictions on Use, dealing with the approval of changes and modifications requested by a homeowner.

These guidelines have been issued to provide a common reference and to aid in preserving architectural integrity in accordance with the covenants all homeowners accepted when purchasing property in the community.

II. PERMITS

The conformance to these guidelines and the approval or disapproval by the AC is not meant to circumvent or eliminate the building permit process

of the City of Annapolis. All residents will be responsible for obtaining knowledge of whether a permit is required, and if so, to obtain the applicable certificates/permits from the appropriate agency.

III. AUTHORITY AND DIRECTION

To quote the by-laws, “No building, fence, wall or other structure shall be commenced, erected or maintained upon any lot, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted in duplicate to the Board of Directors of the Association and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors. In the event said Board, or its designated Committee, fails to approve or disapprove such design and location within thirty (30) days after receipt of said plans and specifications, approval will not be required and this article (Article VI – Environmental Protections) will be deemed to have been fully complied with.”

The submittal procedures outlined below will be followed, and, in addition, a personal presentation is required to explain any questions regarding the proposals. No changes or alterations shall be undertaken without written approval of the Board.

IV. SUBMITTAL PROCEDURES

Procedures governing exterior modifications or improvements are broadly defined in the covenants. Individual application requirements for community guidelines are contained within each guideline (e.g., fences, decks, sheds). Submittals should follow the below listed steps and application requirements contained within each guideline. No submittals are required for items contained in the General Procedures Section.

- a) Applications should be prepared in duplicate and be submitted to the Board of Directors. Applications must contain all of the information requested under the particular guideline item.
- b) A site plan is required as part of the application. A site plan is a scaled drawing of the applicant’s lot which shows dimensions of the property, adjacent properties, if applicable, and all existing and proposed improvements including those covered by the application.
- c) The application shall be signed and dated by the applicant.

- d) All submissions should be accompanied by the acknowledgment of at least two property owners who are most directly affected, because they are adjacent and/or have a view of the change. Their signatures indicate an awareness of the applicant's intent and do not constitute nor indicate approval or disapproval.
- e) Once the application is submitted with proper plans and specifications, the Board of Directors will notify the applicant in writing of the next Board of Directors meeting so that the submission can be presented in person.
- f) The applicant will be notified in writing by the Board of Directors as to whether the application has been approved or disapproved.
- g) If the Board of Directors fails to approve or disapprove the application within thirty (30) days after receipt of said plans and specifications by the Chairman or Vice Chairman, approval will be interpreted to be granted and compliance with the Covenants recognized.
- h) Should the applicant want to appeal the decision of the Board of Directors, written notice should be made and the Board of Directors at their next scheduled meeting will act as the Appeals Board.

V. SUMMARY

It is hoped that all can appreciate the reason for these guidelines and work within their spirit to maintain the quality of aesthetics and life that originally led to ownership in the Community.

The Board of Directors represents the residents and the Community's best interests, and therefore, welcomes any suggestions and ideas. Should any residents have questions or wish to discuss any related matter, please contact a member of the Board.

VI. GUIDANCE

The following list needs Board approval:

- a) Decks and patios
- b) Storage sheds
- c) Fences
- d) Hot tubs
- e) Storm doors/screen

f) **Window replacement**

VII. Every home owner is responsible for:

- a) **Keeping all bushes pruned as required; they should not extend over the sidewalk.**
- b) **Keep all flower beds and the like weeded.**
- c) **Keeping all planting trimmed to maintain height and proportion appropriate to the architecture of the house.**
- d) **Once a fence has been constructed, resident will be responsible for mowing grass inside the fence.**

VIII. No temporary structures are permitted in the community, i.e. sheds, storage bins, or fences. Temporary structures are only allowed inside your fence. Do not place storage containers outside of a fence. *Basketball hoops are not allowed anywhere in the community.*

GENERAL:

A. In-home Business:

An in-home business should meet the zoning ordinances of the City of Annapolis. The Mariner's Landing Community Association is concerned only with the external effect of the business on the property and the community. Any in-house business under consideration should take into account the following guidelines:

- 1. There should be no significant increase in vehicular traffic, other than normal residential traffic.**
- 2. No manufacturing operations shall be undertaken on the property.**
- 3. There shall be no transport of significant materials or supplies used in the business, into or out of the property.**
- 4. No additional noise, odor, or lighting shall be permitted.**
- 5. The business will be conducted during hours which are not offensive to the residents of the neighborhood.**

B. Exterior and Security Lighting:

Exterior and security lighting will have an effect on the applicant's house and property and may also have an effect on neighboring properties. Lighting additions and changes must be carefully designed for architectural balance and minimum impact on neighbor.

It is suggested that before installing lighting that the lot owner consult with any effected neighbor to assure compatibility.

C. Gas or Charcoal Grills:

U.S. Consumer Product Safety Commission recommends the following:

- 1. Use grill at least ten (10) feet away from any house or building (ie: shed).**
- 2. Do not use the grill on porch or under any surface that can catch fire.**
- 3. Use caution when storing gas containers.**
 - a) Keep container upright**
 - b) Never store indoors**
 - c) Never use flammable liquids like gasoline near the grill**

Grills in front of homes are not allowed.