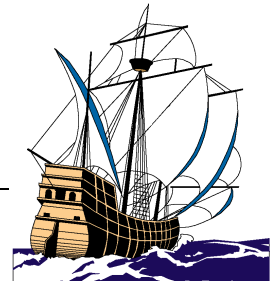


# Mariner's Quay Condominium Owners Association

c/o Associa® Community Group  
4534 Bonney Rd, Virginia Beach, VA 23462 • 757-747-0917



## Board of Directors

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Alternate Director /  
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Ms. AMBER MOORE  
Property Manager  
Associa® Community  
Group  
Ph. 757-747-0917  
Fax 757-499-5928

January 29, 2015

SUBJECT: Mariner's Quay COA Rules & Regulations

To: Mariner's Quay Condominium Owners

Pursuant to Article 8, Section 8.1(h) of the By-Laws and Article 5, Section 5.8 of the Declaration, the Board of Directors has adopted these Rules and Regulations. These rules and regulations are effective January 1, 2015.

If you have any questions or concerns regarding the rules, please do not hesitate to contact me at 757-747-0917 or via email at [amoore@communitygroup.com](mailto:amoore@communitygroup.com). Please also visit the Association's website, [www.marinersquaycoa.com](http://www.marinersquaycoa.com) for information and assistance.

Sincerely,

A handwritten signature in black ink that reads "Amber Moore". The signature is written in a cursive, flowing style.

Amber Moore, CMCA, PCAM  
Association Manager  
Mariner's Quay, Condominium Owner's Association (COA)

cc: Board of Directors

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## Preface

This document outlines the Mariner's Quay Condominium Owners Association (COA) Rules & Regulations. These were created and updated with the authority vested in the Board of Directors (the "Board") by the Virginia Condominium Act and the Mariner's Quay Condominium Association, Inc. Declarations and By-Laws. These Rules and Regulations set forth the standards that **ALL** Unit Owners, their tenants, guests, friends, families, invitees, etc., are to comply with to insure a quality standard of lifestyle for all residents.

The Board is elected by the Unit Owners present at the Annual Meeting. Board meetings are currently held on the last Tuesday of the month, on odd months. Notices of these meetings are posted online at the Mariner's Quay COA website [www.marinersquaycoa.com](http://www.marinersquaycoa.com) and in the community bulletin board located throughout the neighborhood. There are a variety of committees upon which residents may wish to serve.

Mariner's Quay COA utilizes a professional Property Manager. All correspondence directed to the Board should be addressed to:

Associa<sup>®</sup> Community Group  
4534 Bonney Road  
Virginia Beach, VA 23462

In case of an emergency, Unit Owners should call 911 for immediate assistance. Additionally, Unit Owners are asked to notify the Property Manager at (757) 747-0917 or (757) 499-2200.

## **Mariner's Quay Condominium Owners Association Rules & Regulations**

Pursuant to Section 8.1(h) of the By-Laws and Article 5, Section 5.8 of the Declaration, the Board has adopted the following Rules and Regulations for the Mariner's Quay COA.

These Rules and Regulations outline the conduct for the use, enjoyment, and occupancy by Unit Owners and/or their guests, tenants, invitees and licensees. The information in this booklet outlines the policies and guidelines established by the Board to help protect and provide a peaceful environment for our community. It is the responsibility of the Board to administer and enforce these rules. However, it is the responsibility of each resident to cooperate and adhere to these rules. Residents are encouraged to report violations of these rules to the Property Manager.

Every Unit Owner and those entitled to occupy a Unit shall comply to these rules and regulations herewith and non-compliance shall be grounds for an action or suit to recover sums due, plus attorney's fees and court costs, for damages or injunctive relief, or for any other remedy available at law and equity, maintainable by Mariner's Quay COA, or by its Board, or by any Property Manager on behalf of the Mariner's Quay COA, or by one (1) or more aggrieved Unit Owners on their own behalf or as a class action.

Failure to comply with these Rules and Regulations may result in fines, penalties and/or suspension of privileges. Pursuant to Article 12, Section 12.1 of the Declaration, the Board may, after written Notice to the Unit Owner and subsequent Hearing during a Board meeting, may assess a fine for any violation of these Rules and Regulations up to \$25.00 per day from when the violation began until it is corrected.

**1. Use.**

- a. All use of the Property comprising the condominium shall be in accordance with the provisions of the Declarations, the By-Laws, and these Rules and Regulations;
- b. Only Unit Owners and/or tenants are permitted to use the condominium Property;
- c. Use of the Limited and/or General Common Elements shall be subject to these Rules and Regulations;
- d. Violation of these Rules and Regulations shall subject the violator to appropriate sanctions by the Board, including, but not limited to, the loss of any or all privileges to use Limited and/or General Common Elements;
- e. No contracted service provider or employee of the Mariner's Quay COA shall perform any personal services for any Unit Owners and/or their guests, tenants, invitees and licensees;
- f. Unit Owners are responsible for their actions and behavior as well as their family, guests, tenants, invitees and licensees.

**2. Building / Common Elements.**

- a. No person shall use, traverse, or occupy any portion of the roof of any Building without the prior written consent of the Board.
- b. No improvements (including structural, planting or landscaping) may be constructed on, or alterations made to the exterior of the Building or to the Limited and/or General Common Elements on the Property without the prior written consent of the Board.
  - i. Examples include, but not limited to: additional buildings, terraces, patios, sidewalks, driveways, walls, fences, trellises, awnings, windows, doors, screens, jalousies or enclosing of patios or balconies.
- c. No bicycles or other personal property shall be parked, stored, locked to and/or placed alongside any Building or parking lot.
  - i. Bicycles or other personal property in violation will be subject to removal, confiscation, and/or other means of detention or disposal.
  - ii. Bicycles shall not be ridden on any sidewalk in the complex.

- d. Entry Doors & Storm/Screen Doors. Drop locks, peepholes and door knockers of a non-ornamental type may be affixed to the front door with prior approval of the Board. The Unit Owner shall be responsible for any kind of damage resulting from the installation, and for the maintenance and/or restoration to original condition.
    - i. Unit Number. All entry doors will have the Unit number on the exterior surface using 4" black numbers.
  - e. Windows. No religious symbols, fans, air-conditioning units, banners, flags, advertisement, notice, lettering, painting, decoration, or bric-a-brac shall be exhibited, inscribed, painted, or affixed on any part of the windows.
    - i. Window Treatments. The side of all window coverings that face the exterior of the Building shall be "White" or "Off-white" in color. Window coverings include shades, drapes, blinds or any other decorative furnishings. Window coverings must be kept in good repair.
  - f. Paint. Front doors and decks may be repainted their existing color prior to regular scheduled Association maintenance, providing the paint color and type approved.
    - i. The exterior paint colors for the deck/fence and front door are available from Sherwin Williams Paint Company on Battlefield Boulevard, ph. 757-547-5552
      - 1. The door paint color is "Stonewalk" #2103
      - 2. The deck/fence paint color is "Passive" #706
- 3. Mailboxes.** Mailboxes and keys are controlled by the United States Postal Service. Keys must be ordered a week in advance and then picked up in person at the following location:
- US Post Office
  - 1425 Battlefield Boulevard North
  - Chesapeake, VA 23320
  - Phone (757) 436-2054
- 4. Signs.** Only one (1) "For Sale/For Lease" sign, of reasonable size / shape, may be placed inside the Unit on one (1) window. No signs of any type shall be placed on the Limited and/or General Common Elements without permission from the Board or a court order.
- 5. Antennas.** No television or radio antenna shall be attached to or hung from the exterior of any Building or installed on the Limited and/or General Common Elements.
- a. The Property Manager acting for the Board may contact the service provider to demand antenna removal.

**6. Decks, Patios, Storage Areas.**

- a. Decks and patios must be kept clean and free from unsightly objects.
- b. Storage areas must be kept clean and free from obnoxious odors. Tools, sporting equipment, and other personal articles and equipment, if stored on the patio, must be kept below the fence line.
- c. Laundry, rugs, bathing suits, towels and other articles shall not be hung from any fence, deck or any exterior portion of the Building at any time. Sweeping or shaking mops or rugs or throwing dust or anything else from the decks, windows or doors is not permitted.
- d. No vine or growth is permitted on any trellis or permitted to hang outside any deck, fence or patio areas. Planter boxes or other containers are not allowed to be placed on the top, or hung on the outside of any patio, fence, balcony rail or window. Plants may be suspended only if contained in a neat and properly maintained hanging basket. No plantings shall be allowed to grow above the Units fence or deck railing.

**7. Combustion Materials.** No hazardous substances, combustible or explosive fluid / material, chemical or substance is allowed in the Unit, shed, deck, and porch or in and around the Limited and/or General Common Elements.

**8. Grills.** The use of gas and/or charcoal grills, turkey fryers and any open flame cooking device in the Mariner's Quay COA is strictly prohibited. All Buildings are designated multi-family (i.e. more than a two family dwelling).

- a. In accordance with Virginia State Regulation, Section 307.5 of the International Fire Prevention Code effective October 1, 2003, "Open-flame cooking devices. Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction. Exceptions:
  - i. One-and two-family dwellings.
  - ii. Where buildings and decks are protected by an automatic sprinkler system."

**9. Noise.** All occupants and their guests shall reduce noise levels between the hours of 10:00 p.m. and 8:00 a.m. so that occupants of Units will not be disturbed. Unnecessary noises shall at all times be avoided, including, but not limited to: playing loud music or making other loud noises on the Property, playing of music, or making other loud noise which is audible to others outside of the Unit or vehicle from which the music or noise is emanating.

- a. No obnoxious or offensive activity shall be carried on upon any part of the Condominium nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the Unit Owners or which shall in any way interfere with the quiet enjoyment of any Unit Owner of his Condominium Unit.

**10. Trash / Garbage.**

- a. All trash/garbage shall be deposited inside the designated dumpsters;
- b. No trash or garbage shall be left in doorway entrances or outside any Building awaiting removal to the dumpsters;
- c. Bulky materials, carpet, padding, furniture, mattresses/box springs, and other similar items shall not be left outside the dumpsters or in the surrounding enclosures.
  - i. These must be removed from the Property by the owner or resident of the Unit. Failure to do so will result in the costs of removal being charged back to the Unit Owner, whether a resident or not.

**11. Vehicles / Parking.**

- a. All vehicles parked on the Property must have a current registration, license and inspection. Violation will result in towing the vehicle at the expense of the owner;
- b. Parking spaces are assigned to each Unit Owner. These may be used by the Unit Owner and/or their guests, tenants, invitees and licensees. Other vehicles may be towed by the Unit Owner or the Mariner's Quay COA at the expense of the owner of the vehicle;
  - i. Unassigned parking spaces shall be subject to such restrictions, such as length of time to park, as the Board may from time to time determine;
- c. No parking is allowed on the Limited and/or General Common Elements. Vehicles cannot obstruct the entrance to or exit from the parking areas or any parking spaces, whether or not assigned as Limited and/or General Common Elements;
- d. No boats, boat trailers, campers, recreation vehicles, buses, commercial vehicles, trailers, disabled or junk cars may be kept on the Property;
  - i. The Board reserves the right to determine what defines a commercial vehicle (i.e., a pickup truck with material consistently carried in the bed of the truck, without a cap, could be considered a commercial vehicle);
- e. No automotive repair or mechanical work may be performed on the Property at any time;



- f. No loitering, skating or skateboarding, playing games, or similar activity is permitted in the parking lot, or on sidewalks.

**12. Pets.**

- a. All pets must be licensed/vaccinated as required by law;
- b. Domestic animals weighing less than 60 pounds are permitted;
- c. Pets shall be leashed and under control when outside. Pets are not allowed to run loose on any of the Limited and/or General Common Elements;
- d. Pets must be curbed away from the Property; owners must not allow pets to relieve themselves on the Property. However, in the event that an animal accidentally defecates on Property, the pet owner shall immediately clean up after it.
  - i. Violators will be assessed a clean-up fee;
- e. If any Building requires exterminating, then the Units within the Building that have pets may be subject to an additional charge;
- f. No pets shall be left unattended outside or on any patio or deck;

**13. Leasing.** Unit Owners may lease their Unit in accordance with Section 5.7 of the By-Laws and these additional provisions:

- a. Unit Owners may lease Units for residential purposes only;
- b. Each Unit may be occupied by only one family; or by a maximum of one person per bedroom for unrelated persons.
  - i. The lessee shall not sublet the Unit, demised premises or any part thereof.
- c. Unit Owners shall furnish the names of all lessees, occupants, or guests authorized to use Unit.
  - i. A copy of the lease to the Property Manager will satisfy this requirement;
- d. The lessor of any Unit is responsible for damages made to the Limited and/or General Common Elements, any adjoining Unit, or Property caused by a lessee, as well as responsible for legal fees, court costs, or any other additional costs incurred by the Board in removing a lessee;
- e. The lease shall contain the terms and provisions to the effect that the lease is subject in all aspects to the Declaration, the By-Laws and Rules and Regulations, and that any failure by the lessee to comply with the terms thereof shall constitute a default under the lease.
- f. Leases made in violation of these provisions shall be voidable at the option of the Board.