

MARINER'S POINTE HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS — amended 6/2021

Rules and Regulations have been adopted with the intent of providing the residents with a practical plan for day-to-day living in Mariner's Pointe.

A successful Association is an assembly of owners who exhibit a pride of homeownership and share a common vision as to what constitutes a desirable neighborhood. Rules and regulations are reviewed on an ongoing basis by the Mariner's Pointe Board of Directors. These rules and regulations have been developed and put in to place in order to provide a safe and attractive neighborhood while focusing on protecting our property values.

This document is a supplement to the rules and regulations provided for the "Mariner's Pointe Homeowners Master Declaration of Covenants, Conditions, and Restrictions and By Laws". These Rules and Regulations are binding on all Homeowners, their families, Renters and Guests. Privileges extended to owners who rent their property, in accordance with the Declarations. It should be understood that these rules and regulations are binding to all tenants as well as owners. Any necessary action that needs to be taken will be considered a violation by both owner and the tenant of the property in question.

Association rules are not designed to limit your enjoyment but rather create enforceable rules so every resident enjoys a predictable level of peace and safety.

Architectural:

This applies to the association's homes only.

If you are wanting to make any improvement or change to the outside of your home, you will need to seek approval from your community's ARC. The HOA relies heavily on the community's CC&Rs when making their decisions. The HOA is responsible for ensuring that any changes to the exterior of an association's homes conform to the standards set by the governing documents.

Every homeowner has access to this ARC form at <https://www.hawthornemgmt.com/> and also at <http://marinerspointehoa.org/>.

Please be sure to include your homeowners account # and submit any landscape or architectural request by email or postal mail to either address listed on the form. You will be notified of the decision by email within 30 days.

Lights: No colored lights are permitted in exterior light fixtures

Decks:

Homeowners are responsible for any maintenance and appearance of their deck and any supporting structures.

Basements:

Homeowners are responsible for their own basements. The HOA is not responsible for any "below-grade" areas.

Vehicles/Parking:

Due to limited parking spaces in Mariner's Pointe the Board has instituted the following rules and regulations based on the community's Covenants, Conditions and Restrictions (CCRs).

No Recreational vehicles, vehicles with ladders or other visible material, vehicles with expired tags and/or inspections or vehicles with visible signage shall be parked on Common Area unless approved by the HOA and would be expected to be temporary.

No Vehicle of any kind may be kept or stored on Common Area unless special permission is granted by the HOA and would be expected to be temporary.

No vehicle, including house trailer, mobile home, school bus, truck or commercial vehicle of over three fourth's (3/4) ton capacity or having ladder or pipe or similar racks or utility beds, boat or boat trailer, motor home, camper, or any type of van(not to include passenger vans for non-commercial use), junked or wrecked vehicles, vehicles on blocks, shall be kept, stored or parked overnight on any street, Common Area or unpaved lot, except within enclosed garages. Recreational vehicles shall include, but not be limited to, hauling trailers, off road vehicles and/or golf carts.

For garage homes, you must use your own garage and driveway before using any overflow parking spaces. All other homes must park in your two assigned parking spaces before parking in the overflow area. Overflow is only for drivers who are already using their assigned parking (garages, driveway or assigned spaces) and guests/visitors.

Because of the limited parking in MPI, street parking is allowed on the inside of Mariner's Pointe Circle during the times or 6:30am till 11:00pm. No overnight street parking is allowed. Daytime street parking will be permitted but is expected to be temporary. Examples of temporary parking include loading/unloading, deliveries, emergency vehicles and vehicles displaying a valid handicap placards or tags.

No parking is allowed that will disrupt garbage collection, mail delivery, or free access to fire hydrants. No vehicle, day or night, shall be parked in a manner that may interfere with emergency or fire response. Vehicles cannot block ingress or egress of others. Vehicles may not be parked in other resident's space without permission.

Vehicles may not be parked in areas marked No Parking or on curbs beyond white lines.

Homeowners violating these rules will receive a warning from the Hawthorne Management requiring compliance within twenty-four hours (24). A second violation of the same offense will result in a final warning. Any additional occurrences of the same violation the homeowner will be asked to attend a failure to comply hearing where a fine of up to \$100 per day may be incurred. If you are a renter, you have a contractual agreement with your owner to abide by all community rules and regulations or you could face further consequences.

Speed Limit:

All drivers (owners, tenants and guests) are to drive cautiously on all roads throughout Mariner's Pointe and obey the speed limit of 20 mph for the safety of your neighbors, children and pets.

Common Areas:

The Mariner's Pointe HOA common areas are for driving, parking, walking and landscape. These areas include streets, sidewalks, all property behind and between homes and open areas without homes that have landscaped park like settings. They must be kept free from bikes, toys, chairs, furniture and other personal belongings to provide access for the landscape company to maintain and to keep the community clean and safe. Some areas have retaining walls and steep drop-offs. These areas should be used responsibly and in a safe manner. The landscaped areas are not for sports, recreational vehicles or bikes of any kind. There are neighboring play grounds, ball parks and designated trails for those activities. Bike riding, scooters, skateboards are permitted, however the HOA is not responsible or liable for any person or property damage. Homeowners and tenants riding these should be careful and courteous of people, children, pets and vehicles. No children's bounce houses are permitted on any common area.

Pets:

Mariner's Pointe is a pet friendly community. All breeds of domestic dogs and cats are allowed.

All dogs need to be leashed and properly escorted.

The HOA has placed waste receptacles in common areas for your dog's waste. Owners of dogs are required to clean up after their dog and remove all waste immediately. The owner will ensure their dog does not urinate on any plantings. Any damage caused by pets will be the responsibility of the pet owner.

Trash/Garbage:

All garbage and trash shall be kept in containers and stored in garages or backyards concealed from view except on garbage collection days when it shall be placed on the street or driveways for collection. Containers are to be brought in and placed out of view the same day after collection. Please communicate with a neighbor if you will not be home to store your container.

Landscape:

Shrubs and Flowers may be planted in your existing front flower beds. Existing shrubs may be replaced upon approval from the HOA. You must submit an ARC with the type of shrub/s you would like to request.

No new trees may be planted in the community. Existing trees in the front of homes in Mariner's Pointe 1 were homeowner installed and therefore the homeowners are responsible for maintaining the growth and keeping them pruned away from the homes.

Ground cover in the fronts of homes is maintained by the landscape company and filled with only pine needles. Mariner's Pointe 1 does have existing Liriope and river rock in some areas, which will be allowed to stay.

Backyards must be kept mowed, trimmed, clean and neat. They are not to be used for junk, dead plants, exposed trash, pet waste, etc. These will be monitored by the HOA and your neighbors. They must be kept attractively maintained at all times. Small decorative trees, plants, shrubs, flowers, ground cover such as stone, rocks, bricks or pavers may be added to enhance the beauty to your liking.

Front Yard Decor:

Wreaths are permissible on your front door.

Flower pots and hanging baskets are not to exceed a total of 5. One dual Shepherd's Crook is allowed for bird feeders and live plants. Plants, flowers and bird feeders must be maintained and attractive to all.

Bird baths, wind chimes, fountains, artificial flowers or plants, free standing poles, toys, trash and sports equipment are not permitted.

Only American Flags not exceeding 4' X 6' may be displayed. Garden flags not to exceed 12.5" X 18" may be displayed in existing flower beds. These must be in good taste and the HOA reserves the right to have offensive flags removed. Banners, towels or sheets with or without logos are not allowed in windows or in any area in front of homes.

Yard art and signs are not allowed.

Holiday Decorations:

Decorations may be displayed from Oct. 15th – Nov. 10th. Decorations may be displayed from Nov. 15th – Jan 15th.

If the HOA Board determines something should be defined as 'holiday' rather than 'seasonal,' the homeowner will be requested to bring down the material at the end of the holiday period. An example of "seasonal" vs. "holiday" might be an evergreen wreath to be seasonal, but an evergreen wreath with a large red bow to be a holiday decoration. A pumpkin might be seasonal but a carved or decorated pumpkin would be a Halloween holiday decoration. Colored lights and blinking lights are defined as Holiday decorations as are the decorative strings known often as "icicles."

No colored lights are permitted in exterior light fixtures.

No noisemakers are permitted for either Seasonal or Holiday decorations. No Air Powered devices are permitted.

If you are uncertain of any of these rules or regulations or have any questions, please contact Hawthorne Mgmt. or an HOA member.