

# MONTEGO COURT CONDOMINIUMS HOMEOWNERS' ASSOCIATION

## Rules and Regulations

The first violation of any of the following rules and regulations will result in the Board of Directors, or its designated agent, sending a notice of violation to the resident and/or owner. A second violation of the same rule will result in a fine of \$25.00 against the owner. A third violation will result in a fine of \$50.00. A fourth violation will result in a fine of \$100.00. Violations after that will result in fines levied at the discretion of the Board of Directors. If you wish to protest a fine, you must request a hearing with the Board of Directors to state your case. If a request for hearing is not received in writing within ten (10) days following notice of a fine(s), the right to hearing will be deemed waived.

### GENERAL

1. So we may welcome new residents and keep Association records and mailing lists current, sale or rental of any unit must be reported to the Board of Directors or management company in writing within ten (10) days of commencement of occupancy or obtaining title to the property.
2. Rentals for less than thirty days in duration will not be allowed.
3. No resident may use the unit for any commercial purpose that involves the performance of a service, the storage and/or dispensing of products, or the reception of clients.
4. The common elements may not be used for storage purposes. Any items stored on the back patio must be kept below the level of the patio walls and must not be offensive to other residents.
5. Nothing may be hung upon or over walls or fences so that it can be viewed from the common area.
6. No resident or guest will allow a radio, stereo, television or other device to be played loud enough to disturb other residents, either from his unit, the ~~pool~~ parking space or other common areas.  
PATIO
7. Advertising signs, billboards, etc., are not allowed except that one "For Rent" or "For Sale" sign of a standard size may be placed within five (5) feet of the front entrance of a unit, or inside a window at the unit.
8. The speed limit on the private streets and parking areas is 10 m.p.h.
9. Barbecues are available to all residents. Each resident is responsible for cleaning the barbecue after each use. Ashes must be disposed of properly.
10. Patios must be kept free of debris at all times. Only "patio type" furniture is allowed on the patios. No storage of any kind is allowed on the patios.
11. Children under the age of 12 must be supervised at all times when in the common area. Supervision must be by a parent or legal guardian over the age of 18.
12. Owners, residents, guests or children of the above may not climb on furniture, walls, fences or gates.



## PETS

1. Only small domestic animals are allowed. No other animals or live stock may be kept, and breeding of animals is prohibited.
2. When outside a resident's home, both cats and dogs must be kept on a leash not exceeding 6 feet in length and under the direct control of a responsible individual. Pets are not allowed to run loose on the common areas.
3. Residents are expected to clean up after their pets and ensure that droppings do not litter the walks or common areas. Please carry a "pooper-scooper" or similar device when walking your pet.
4. All residents are required to monitor the activities of their pet so they do not create a disturbance to other residents.

## PARKING

1. Each owner is assigned one covered parking space.
2. All unassigned visitor parking spaces are left free for visitors on a first come first served basis.
3. No major vehicle work may be done in the parking areas or private streets. Minor tuneups and oil changes are allowed as long as precautions are taken to ensure that oil and/or grease is not allowed to flow onto the parking surface.
4. No vehicles may be stored in the parking areas or private streets. All vehicles must display current vehicle registration and be in operating condition. Vehicles not meeting these requirements will be towed within 48 hours after notification by the Association, at the Association's option. All costs involved for towing will be the vehicle owner's responsibility.
5. Bicycles, motorized vehicles, skateboards, scooters and rollerblades/skates are not allowed on the sidewalks.
6. Recreational vehicles, campers, trailers, boats, etc., are not to be stored in the owner's assigned parking spaces, guest parking spaces or on the private streets. These vehicles must be stored off the premises. The listed vehicles may be parked upon the premises for no more than twenty-four (24) hours for loading and unloading purposes only. No vehicles more than one ton are allowed upon the property except delivery or trade vehicles performing their services.

## AUTOMATIC GATE OPERATION

1. Visitors are to park and walk up to the telephone entry system at the south entrance. Your telephone number has (if we have been given the information) been programmed into the memory of the gate system.
2. Your name and assigned code number are listed on the outside on the directory. When a visitor enters your code number (THE CODE NUMBER IS NOT YOUR UNIT NUMBER AND CANNOT REVEAL YOUR UNIT NUMBER OR PHONE NUMBER) the entry system will dial your phone number.

Your phone will ring and you will be in communication with the visitor at the gate. If you wish to admit the guest, press or dial "9" on your telephone (ON SHORT DURATION TONE PHONES PRESS THE "9" BUTTON REPEATEDLY) and the entry system will then put a tone into your telephone receiver, open the gate and then hang up.

3. If you do not wish to admit the guest, simply hang up the phone.
4. The entry system allows conversation for approximately one (1) minute and then will automatically hang up. (A SHORT BEEP WILL BE HEARD TEN (10) SECONDS BEFORE IT HANGS UP).
5. Residents can use a remote control transmitter to gain access.
6. A fire department emergency switch allows immediate emergency vehicle access.