



*Pointe at Mariners' Landing
Condominium Unit Owners Association, Inc.
1217, 1245 & 1273 Graves Harbor Trail
Huddleston, VA 24104
www.pointepoa.org*

House Rules

These procedures and rules are in addition to any other rules or requirements contained in The Pointe Condominium Instruments.

The purpose of all House Rules is to try to anticipate situations that could cause frustration to Unit Owners and their guests or tenants and provide immediate guidance to avoid these situations.

Each Owner is responsible for any violation of any provision of the Condominium Instruments or of the House Rules by him/herself or by any person or animal present on any portion of the property at or with the express or implied invitation or consent of that Owner.

The Association Board reserves the right to assess charges or fines against Unit Owners who violate any of the Condominium Instruments or the House Rules as provided in § 55-79.80:2 of the Code of Virginia \$50 per violation and an additional \$10 per diem for non-compliance and other fees as applicable.

Non-owners who violate The Pointe at Mariners Landing House Rules & Regulations may be banned from portions or all of Mariners Landing by the Board of Directors.

- No noxious or offensive activity or noise shall be carried on in or upon any lot or any part of The Pointe, nor shall anything be done thereon which may be or may become an annoyance or nuisance, public or private, to the Condominium occupants, or which shall in any way interfere with the quiet enjoyment, at least between the hours of 11pm to 7am of each of the Owners of his or her Unit, excluding commercial Units that will try to be respectful of the quiet times.
- There shall be no loud or offensive noises in the hallways or other interior common areas.
- No person shall operate a motor vehicle, moped, motorcycle, golf cart, or other motorized vehicle within the exterior common elements of The Pointe without securing all licenses and registrations required by the State of Virginia for the operation of such machines on public roads in the State of Virginia.
- Parking is allowed **only** in the assigned parking places or additional parking area (if any) of each building. No parking is allowed on road shoulders. No parking is allowed in non-marked spaces. Only normal-sized cars, SUVs, and pick-up trucks shall be parked in The Pointe parking lots without permission from the Board. No inoperable or unlicensed vehicles may be stored in any parking lot.
- All transient occupants and guests are to register their vehicle and/or boat trailer with their respective rental agency. All rental agencies will be responsible for having this information available to the Board of Directors and/or their representative at all times.
- No boats, boat trailers campers, or RV's may be parked or stored in any parking lot at The Pointe. They must be parked in designated areas outside of The Pointe or may be towed away at the owner's expense.
- Use of open decks, common hallways, and other common elements and/or limited common areas that are not designated specifically to an individual's Unit in The Pointe buildings for storage is prohibited.

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- No Unit Owners or any other occupants shall hang garments, towels, linens, wash, rugs, or other items from windows or any façades, decks, or patios. No outside facilities for hanging wash or other items may be erected.
- Patio furniture and picnic tables must remain on decks or patios and shall not be moved to The Pointe lawns, the adjacent beach or any other recreation areas.
- No flags, windsocks or any type of signage shall be permitted to be hung from individual decks or balconies.
- Any exterior unit decorations must be approved by the Association.
- Outdoor grills are dangerous, and extreme care must be taken with the at all times. The use of outdoor grills shall be governed by the following standards:
 - Grills must be portable. They may not be permanently mounted
 - Only electric grills are allowed and must be at least 24" above floor (no Hibachi grills)
 - Any damage caused by grills will be assessed to the owner of the unit.
- Combustibles shall not be stored in units or storage closets.
- No livestock, fowl or other animals may be kept or maintained on/in any Unit except domestic cats, dogs and pet birds which may be kept in reasonable numbers as pets for the pleasure and use of the occupants, but not for any commercial use or purpose. No dog houses, pens or animal shelters of any kind shall be permitted on/in any condominium unit, limited common area or common area.
- Pet Owners shall maintain control of their pet at all times. All pets are required to be on a leash at all times while on the grounds or in the common areas of the buildings. Pets are **NOT** allowed to be left on decks or balconies unattended.
- Pet Owners shall use designated pet stations located around the exterior of the buildings and properly dispose of solid waste left by their pet(s) on the property.
- Wood/coal stoves and/or kerosene heaters are not permitted in the units, limited common elements, nor the common elements.
- No personal property or trash waste may be left on the lawn areas, shrub beds, hallways, stairwells or sidewalks of the property. Leaving trash anywhere other than the dumpster or trash bin can result in a \$50 fine.
- All toilets are on a sewer system. **DO NOT** flush disposable diapers, sanitary pads, paper towels, excessive paper, oil or grease etc down the toilets.
- No yard sales shall be allowed.
- No young children (twelve and under) shall be unattended on the unit balcony or common elements at any time. At no time shall anyone lean over the balcony or place objects on the balcony.

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- All toys or items easily thrown from the balcony shall be moved inside the unit when no adult is present on the balcony. No items shall be thrown or dropped from balconies.
- Smoking is not permitted at The Pointe Condominiums' Building's interior and exterior, including all commercial and residential units, sunrooms, balconies and patios. Smoking is permitted in the designated smoking areas and the smoking section on the Patio of the restaurant located at the Pointe. Smoking in any unit, hallway, bathroom or elevator will result in the maximum penalty allowed by law.
- Elevator, stairs, alcoves, and hallways are common elements and are not owned by individual units and, therefore, are not to be used except as access to and from units or for maintenance.
- External unit storage and utility rooms are to be locked at all times they are unattended.
- Occupants and their guests or invitees shall obey all signage and the reasonable directions of the Manager on Duty.
- **Owners shall participate in maintenance agreements as prescribed by the Board of Directors. Agreements of this type are primarily adopted for the common good of Pointe Owners but from time to time to fulfill governmental or regulatory agencies. Agreements should consider, at a minimum, cost efficiencies, safety and the convenience of all Owners.**

As per Bylaws you acknowledge that you have fully read and understand the rules and regulations listed herein. You agree to abide by all House Rules and do understand that adherence to these rules is mandatory. The consequences for non-compliance could include: suspension of voting rights, fines, and/or legal action. If a guest, renter or long-term tenant, consequences for non-compliance could include: immediate dismissal from the property, fines or possible legal action.