

## **SUMMARY OF MALLORY SQUARE RULES AND REGULATIONS**

The Declaration of Covenants and Restrictions of Mallory Square defines the operation of the Association and the rules of membership. Every homeowner in Mallory Square is a member of the Association and is bound by the **provisions of these documents.**

In order to maintain the appearance of the community, provide for the safety and enjoyment of the residents, and make Mallory Square a desirable place to live, the documents specify the responsibilities of the members, and the permitted and prohibited uses in Mallory Square. The Board of Directors is authorized to establish additional rules deemed in the best interests of the Association and its members.

A summary of some of the current rules and regulations follows. Please review these with your tenant and refer to the corresponding section in the Covenants and Restriction for further clarification. Please note that that this is only a summary of some of the Association Rules and Regulations and that each owner must provide a copy of the Covenants and Restrictions for their tenant to review.

### ***ALTERATIONS; EXTERIOR APPEARANCE; STRUCTURAL MODIFICATIONS***

No alterations, changes, modifications, additions or improvements of any kind shall be made to the exterior of any Residence or upon any Lot or Common Property without the express written consent of the Board.

### ***ANTENNAE, SOLAR PANELS, SATELLITE DISHES***

No antennas, solar panels, or satellite dishes, or wiring for same may be placed or installed on the exterior of any Residence without the prior Written consent of the Board.

### ***COMPLAINTS***

All complaints by Owners shall be made in writing and delivered to the property management company or to a member of the Board.

### ***COMMERCIAL VEHICLES; BOATS; TRAILERS***

No commercial vehicle, recreation vehicle, van (except for family mini-vans and sport utility vehicles constructed as private passenger vehicles), boat, trailer, pick-up truck, vehicle with commercial equipment or lettering in or upon the vehicle, or unsightly vehicle of any kind shall park or be parked on the property at any time, except that service vehicles may be temporarily parked on the Property only in connection with providing services to the Association or an Owner.

### ***CONDUCT***

No person shall engage in loud and boisterous or other disorderly, profane, indecent or unlawful conduct on any portion of the Property, including, without limitation, inside the Residence or on any Lot or Common Property.

### ***GARAGE DOORS***

Garage doors to all Residences shall be kept closed except when opened to permit vehicles to enter and exit from a garage.

**(OVER)**

## ***LEASING***

No residence may be leased for a period of less than three (3) months nor may a Residence be leased more than twice during any calendar year. Owner must submit prior to commencement a copy of the executed lease to the Association. Additionally, a signed affirmation by the Owner stating that the tenant has been provided a copy of the Mallory Square Declaration of Covenants and Restrictions including the Rules and Regulations and the tenant understands and agrees to follow these documents, must be submitted with the lease.

## ***OUTDOOR COOKING***

No outdoor cooking or barbecuing shall be permitted on any balcony or in front of any Residence, or on common property except for the community grill located at the pool.

## ***PARKING***

All Lots have two (2) designated parking spaces situated within the Residence garage spaces. No vehicles shall be parked on the interior roadway. Guest spots are for guests and non-residents, only. Residents shall not park any vehicle owned, maintained, rented, leased or used regularly by them in any spot designated for guests. Vehicles improperly parked maybe towed away at the expense of the owner of the vehicle.

## ***PETS***

A total of two (2) household pets shall be kept within an Owners Residence. However, under no circumstance may any animal larger than ninety (90) pounds be kept on the Property, or any breed of dog commonly known as Pit Bull, German Shepard, Rottweiler, or Doberman be permitted on the Property. All pets must be carried or kept on a leash while outside the Residence. No pets are allowed within the swimming pool area. Owners are required to immediately pick-up and remove any solid waste deposited by their pet.

## ***RUBBISH***

Garbage containers and recycling containers shall be set out for curbside pick-up in front of each unit. When not set out for pickup, all such containers shall be kept in the garage area of the Residence and shall be kept in a clean and sanitary condition.

## ***SIGNS***

No signs of any kind shall be exhibited, displayed, inscribed, painted, or affixed on any part of the exterior or interior of any Residence.

## ***SWIMMING POOL AND CABANA AREA***

Children under twelve (12) years of age are not permitted in or around the swimming pool unless accompanied by an adult. All persons using the swimming pool must shower prior to entering the swimming pool, all rubbish must be properly disposed of, any personal property brought to the pool area must be removed, and no radios or other sound systems may be used without privacy headphones. No rafts or flotation devices are permitted when others are using the swimming pool. No food or beverage is permitted in the swimming pool, and no breakable containers are allowed anywhere in the swimming pool area. No diving is permitted. Any person using suntan lotion or oil must cover any lounge chair they are using with a towel. All infants and toddlers must wear a rubberized form-fitted or waterproof garment over a diaper while in the swimming pool. There are to be no use of the swimming pool prior to 7:00AM and after sundown.