

# QUEENS GRANT V, HPR

## REGIME RULES & REGULATIONS

*References to "resident" mean owners, occupants or tenants.*

Residents in non-compliance are at risk of receiving fines if violations continue and are not corrected. Owners will be fined for any infraction of the **Rules and Regulations** and are responsible for all fines. If you rent your villa, either long or short term, you are responsible for the actions your guests take. Your cooperation is requested to maintain the property at a level of quality and safety for all.

1. Residents shall exercise extreme care to avoid unnecessary noise or the use of musical instruments, radios, televisions and amplifiers that may disturb other residents.
2. No resident of the Property shall:
  - a. Post any advertisements or posters of any kind in or on the property except as authorized by the regime.
  - b. Hang garments, towels, rugs, or similar objects from the windows or balconies or from any of the facades of the property.
  - c. Clean dust mops, rugs or similar objects from the windows or balconies or clean rugs or similar objects by beating on the exterior part of the property.
  - d. Throw trash or garbage outside the disposal installation provided for such purpose in the service areas. If caught littering an automatic \$100.00 fine will be posted on the villa owner's regime account.
  - e. Act so as to interfere unreasonably with the peace and enjoyment of the residents of the other apartments in the property.
  - f. Maintain any pets, which cause distress to co-owners through barking, biting, scratching or damaging of property. We also ask that you clean up after your pets when walking them.
3. No co-owner, resident, or lessee shall install wiring for electrical or telephone installations, television antennae, machines or air conditioning units, or similar objects outside of his dwelling or which protrude through the walls or the roof of his dwelling unless they have written authority from the Board.
4. The parking at Queens Grant V, HPR is limited. Advise your renters and/or agents (if applicable), that just one car per unit is permitted. Any additional vehicles are to be parked in overflow parking.

5. Any vehicle found parked for a period of 24 hours or more without a decal or a temporary pass may be towed at the owner's expense. Vehicles must be parked on paved parking spaces only, and shall not block sidewalks, entrances or driveways. Do not park in fire lanes. This too is cause for tow away.
6. The regime prohibits commercial vehicles, motorcycles, campers, trailers, RVs and mopeds.
7. No inoperative or unlicensed vehicles shall be parked upon the premises. A vehicle shall be deemed to be inoperative if the vehicle has not been moved in a period of seven (7) consecutive days and the association determines in its sole discretion that the reason given is inconsistent with the objective of providing fair and equal parking privileges to all unit owners.
8. No commercial vehicle shall be parked upon the premises over night, and parking of commercial vehicles during daylight hours shall only be in connection with a delivery to or legitimate work in, around or upon, a dwelling unit or the general common elements. Commercial vehicles are defined as those vehicles having external signage and those vehicles regularly containing implements and materials used in a trade or business.
9. There shall be no vehicular repairs, changing oil or washing of vehicles in the parking areas.
10. No "for sale" signs are permitted on vehicles.
11. Roadways throughout Queens Grant have a speed limit of 15 miles per hour. Violators will be prosecuted.

Re. 8/5/03