



Property Rental Information

Information to know if you are planning to rent or lease property within Mariners Village Homeowners Association.

Section 3.1 - Use of Individual Lots

No lot shall be occupied and used except as a single-family residence.

No business or commercial activity shall be conducted within a lot; except a business conducted entirely by letter, phone or other electronic device. This restriction is intended to prohibit any trade or business which requires the delivery or storage of business goods outside the residence, or the manufacture or assembly of any commercial product outside the residence, or the necessity of visitation by business clients.

Section 3.2 - Nuisances

No noxious, illegal or offensive activities shall be carried on any lot nor on any other part of the project, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to or which may in any way interfere with the quiet enjoyment of any resident of the respective lot, or which shall in any way increase the rate of insurance for the project or for any other lot, or cause any insurance policy to be cancelled or cause a refusal to renew the same.

Section 3.3 - Parking

Unless otherwise permitted by the Board, no motor vehicles shall be parked or left on any portion of the Project other than within a Lot, and no off-site parking will be permitted.

No truck larger than one ton, nor trailer, nor motor home, nor camper shell (other than attached to a pickup truck regularly used by a resident), nor boat, nor unlicensed vehicle, nor inoperable vehicle, nor vehicle designed and operated as off-the-road equipment for sand dune use, racing, dragging and other sporting events, shall be parked on the project unless parked in the common RV lot in a space allotted and available.

Section 3.5 - Animals

No animals of any kind shall be raised, bred or kept on any portion of the project; except that no more than a total of three (3) usual and ordinary household pets may be kept on a lot **provided that they are kept under reasonable control at all times.**

The HOA enforces the pickup after your pet rule.

Section 3.6 - Garbage and Refuse Disposal

All rubbish, trash, garbage and other waste should be removed weekly from the project and shall not be allowed to accumulate thereon. Each resident shall contract with a disposal service. Rubbish, trash, garbage and other waste shall be kept in sanitary

containers. All equipment, garbage cans, wood piles, storage piles or trash piles shall be kept screened and concealed from view of other Lots and the common Area, except for the scheduled day for trash collection.

The HOA recommends placing containers out on **THE MORNING** of trash collection. Bears are known to rummage through trash put to the curb the night before trash collection, causing large unsightly messes.

Section 3.10 - Clotheslines

No exterior clothes lines shall be erected or maintained, nor outside laundering or drying of clothes allowed.

Section 3.11 - Power Equipment and Car Maintenance

No power equipment (other than ordinary household and lawn maintenance equipment), workshops or car maintenance of any nature, other than emergency repairs, shall be permitted on the project without the consent of the Board. In deciding whether to grant approval, the Board shall consider the effects of noise, air pollution, dirt or grease, fire hazard, interference with radio or television reception, and similar objections.

Other Rules Not Specifically Addressed by the CC&R's

1. Post lights on each lot are considered "streetlights" within the community. Do not place colored light bulbs in the light posts.
2. Gate codes are confidential. Do not post them in any public media, sign or poster. All guests shall enter the property by the gate/phone system.
3. Christmas/Holiday lights, mounting hardware and decorations must be removed by January 15th of each calendar year (Board resolution 11/18/2014). In addition, other holiday (Halloween, Thanksgiving, etc.) lights, mounting hardware and decorations must be removed no later than 10 days after the commencement of said holiday.

This information **DOES NOT** relieve the owner/property manager from providing a **COMPLETE** copy of the CC&R's to the tenant. It is the hope of the Association that this information will assist potential tenants in making an educated decision about whether Mariners Village is compatible with their residential needs.