



**CAPE COD COTTAGES AT MARKER 350
RULES & REGULATIONS**

GENERAL:

Each owner is responsible for the proper conduct of family members, guests, service personnel and tenants, ensuring that they understand and observe all Rules and Regulations.

SATELLITE AND/OR CABLE EQUIPMENT:

Prior to installation, owners must receive approval from the HOA, as to the placement of all satellite and/or cable equipment. The HOA or its contracted landscaping and irrigation contractors shall not be liable for damages to satellite and/or cable equipment that owners place outside the limited common area.

UNIT LEASE OR RENTAL:

Owners who rent their units shall provide a copy of the Rules and Regulations to the rental agent and tenants. Owners must provide the Association Manager with names and contact information of long-term tenants (greater than 90 days) or the contact information of the rental agent. Units may not be rented for periods of less than 6 months.

GRILLS:

Charcoal grills should not be used on wood or composite floored decks. Gas grills are allowed on decks and patios only if a fully charged ABC fire extinguisher is installed in the vicinity and the lit grill is not left unattended. Grills should not be permanently placed on your driveway. They should be returned to storage after cooling and use.

FIRE HAZARD FROM SMOKING:

Disposal of butts and ash in the common areas is strictly prohibited. Dormant grass in dry conditions and pine needles are extremely flammable.

PETS:

Only homeowners are allowed pets. All owners must keep pets on a leash when outside the home. Clean up after them, and dispose of waste in personal waste receptacles, and make sure they are not a disturbance to others. No animal may be left unattended or tethered. Invisible fence installation is prohibited. Only two animals are permitted per home.

DOCKS & PIERS:

The docks are for the sole private use of the homeowners of Cape Cod Cottages POA.

Docks are available to homeowners on a first come, first serve basis. No dock space may be reserved. Docking is at the boat owners' own risk. Docking is on a temporary basis and cannot be any longer than 48 hours without the written consent of the Declarant or Board of Directors. No commercial boats are allowed without the written consent of the Declarant or Board of Directors.

PARKING:

No commercial vehicles, RV's/campers, trailers, boats, or motorcycles allowed on property except when stored in a unit's garage. All vehicles must be licensed and insured. No vehicle of any kind (including golf carts) may be parked on any grass at any time due to possible damage to the irrigation system. Vehicles may only be parked in an owner's garage, driveway, or extra parking spaces in the community. We encourage parking within one's private garage. Permanent parking is not permitted at the shared parking spaces. Street parking must not restrict access by emergency vehicles. Street parking is at the vehicle owner's risk, must not exceed 3 hours and must not obstruct traffic, sidewalks or driveways (other than with permission of the affected unit occupant). Overnight street parking is prohibited.

SIGNS:

No signs or advertising posters of any kind, including, but not limited to, "For Rent", "For Sale", and other similar signs, shall be erected by a Unit Owner or any agent, broker contractor or subcontractor. Permitted exceptions include small security system signs, association event advertising, and association rules and regulations. *Declarant has the right to display signs in accordance with the association Master Deed.

VEHICLE REPAIR:

Assembly, disassembly, or other mechanical repair of motor vehicles is prohibited.

COMMON AREAS:

Personal items such as furniture, recreational equipment and decorations must not be left on lawns overnight and must not be in those areas during landscape maintenance.

PORCHES:

Clothing, linens, towels, etc. shall not be hung on porches or draped across outdoor furniture.

MOTORCYCLE RESTRICTED ACCESS POLICY:

Owner-owned motorcycles are allowed. Guests of owners having motorcycles allowed IF STAYING CONCURRENTLY WITH OWNER. All others are prohibited.

DRIVING:

Speed is limited to 5 MPH. Drivers should take care and watch for children at all times. Driving vehicles (including golf carts) on sidewalks or grass is strictly prohibited.

NOISE:

Excessive noise is not permitted on the property at any time. This includes loud or excessive behavior, loud music and barking dogs.

PROHIBITION AGAINST BUSINESS ACTIVITY:

No trade or commercial activity shall be carried on or upon any lot. No business activity including but not limited to, a rooming house, boarding house, gift shop, antique shop, professional office, beauty shop or any kind shall be carried on upon a lot.

STORAGE RECEPTACLES:

No fuel tanks or similar storage receptacles may be located on any lot, nor may any similar storage tank be buried upon any lot.

TIME SHARING:

Use of any Unit for operation of a time sharing, fraction sharing or similar program whereby the right to exclusive use of the Unit rotates among participants in the program rotates among participants in the program on a fixed or floating time schedule over a period of years.

ALTERATIONS OF COLORS:

Any homeowner wanting to alter the color of any home or any aspect of a home must first submit a request for approval with detailed information on the alterations, including paint color or any other changes, to the HOA. No changes may be made without the written consent of the Declarant.