

MARINER VILLAGE CONDOMINIUM ASSOCIATION
HOUSE RULES

The following House Rules have been developed to ensure harmonious living within Mariner Village Condominiums. All present and future owners, tenants and occupants of any unit within Mariner Village are subject to these rules. Any person who purchases, leases, rents or occupies any unit thereby agrees to abide by the covenants, conditions and restrictions as set forth in the Declarations, Bylaws, and these House Rules. Owners are responsible for their guests and tenants or tenant's guest's actions.

A. Single Family Occupancy

Each unit in Mariner Village may be permanently occupied by no more than one family.

A unit owner may lease their unit. All lease documents must be approved prior to execution by your Board of Directors. Leasing without approval may result in a fine. Lease arrangement must be in writing. A Unit may not be leased or rented for a term of less than thirty (30) days, must comply with the terms of the Association governing documents, must not be for transient or hotel purposes, must provide that the failure to comply in all respects with the Association governing documents shall be a default under the terms of the lease. Sub-letting or assignment is considered a "new lease". It is the responsibility of the Unit owner to maintain a current lease on file with Mariner Village's property management office. Units without a current lease on file may result in a fine.

The Association, as well as the homeowner of the unit, act as the tenant's landlord. Only the homeowner has the authority to evict. The Association has the authority to levy fines against a homeowner of a tenant in violation of the house rules, after the Unit owner has been given an opportunity to have the tenant to correct the violation. The Association will request, through the homeowner, that a tenant be evicted for an act that places other property owners in danger and/or at risk of injury.

B. Noise

The Association follows the Municipal guidelines of quiet time. Quiet times are from 10:00PM until 8:00AM. If a homeowner or tenant is a night worker, please inform your neighbor to ensure no one is inconvenienced.

(A) Other noises which are not permitted include but are not limited to using cars or motorcycles without mufflers, playing musical instruments, radios, televisions or music systems in a manner which disturbs other residents.

(B) Noisy or boisterous conduct which disturbs other residents is not permitted in the parking lot, carport, common areas or units.

C. Fines

1. When a resident or visitor of any unit violates or fails to comply with any rule, bylaw or declaration of the Association the owner of that unit is subject to a fine of \$50 for the first violation and \$50 each for additional or continued violations. In the case of continued violations, the fine may be levied each time the owner or resident is notified or for each time interval the Association notifies the owner the fine will be levied.

2. Any Municipal fees such as received from the Anchorage Police Department or Anchorage Fire Department which are charged to the Association that have been caused to owner/tenant negligence or willful conduct, will go to the Board for review then the appropriate party will be billed the expense.

D. Renting

The Association must be notified when a unit has been rented as well as given the contact of the tenant for emergency purposes. Any and all damages that a tenant does to the property is the responsibility of the registered home-owner.

E. Harassment / Bullying

1. Mariner Village has taken a zero tolerance on harassment and bullying from home owners and tenants.

G. Hallway / Entrance Area

Cleaning of the common areas is the responsibility of the homeowners. The Association will have these areas professionally cleaned twice a year. These areas are NOT a storage area, any homeowner or tenant using their area for excessive storage (other than shoes) may face a \$50 fine per incident. Please see Appendix #1 for the cleaning schedule shared by all owners in between professional cleanings.

H. Balconies

Storage on balconies of any kind is not permitted, with the exception of patio furniture only. Patio furniture is to be maintained in a neat and clean manner. Open flame barbecues and propane tanks are not permitted.

I. Pets

1. Dogs are NOT permitted within the Association. Each unit is limited to the following:
 - a. Two (2) cats only.
2. Cats must abide by the municipal leash law. Cats are not permitted to roam freely, unleashed at any time.
3. Pet noise levels are to be maintained within the walls of the unit.

Article IX, Section 6 of the Declaration authorizes the Association by rules and regulations to prohibit or limit the raising, breeding or keeping of animals in any unit or on the common areas or any part thereof.

J. Waterbeds

Waterbeds are not permitted in any unit.

K. Vehicles

Each unit is assigned one parking place in the carport. Open parking spaces can be utilized by owners or their guest(s) on a first come, first serve basis and are not permitted to be parked longer than 24hours.

L. Use of Carport

Use of the carport is restricted to the parking of vehicles only. Storage of personal items is strictly prohibited.

M. Use of Boiler Room

Absolutely no storage of personal property is permitted in the boiler room due to fire hazards. Any personal property left in the boiler room is subject to immediate removal and disposal by the Association without further notice.

Ratifications

February 17, 2015

May 31, 2023

Mariner Village Condominium Association

House Rules, Appendix #1 Common Hallway Cleaning Responsibility Chart Adopted May 31, 2023

Week 1 – 3 Tasks

The deck and stairs are to be cleaned. During the winter this will include shoveling the stairs and deck off and putting ice melt down. If you see the outside deck and stairs need to be shoveled in between your times JUST TAKE THE INITIATIVE and do it.

If you make a big mess with mud or anything else don't leave it for someone else to clean it up. Be a Good Neighbor.

The vacuums will be stored under the stairs in the storage room. Please dump the vacuum and put it back after you use it.

Week 4 Tasks

All units vacuum in front of their doors and down the steps you use.

	Hallway One	Hallway Two
Week 1	Units 1, 7	Units 3, 6, 9
Week 2	Units 2, 4	Units 3, 6, 9
Week 3	Units 5, 8	Units 3, 6, 9
Week 4	All Units	Units 3, 6, 9

Carpet Cleaning Schedule -The following is the carpet cleaning schedule for the hallways.

Units 1,3 - Vacuum from your unit's door up and the exit door landing.

Units 2,6 - Vacuum from your unit's door to the bottom of the stairs just before the exit.

Units 7, 9 - Vacuum from your unit's door to the bottom of the stairs just before the next landing.

Units 4, 5 - Vacuum from your unit's door and the exit landing – consider taking turns, or one does it at the beginning of the week and the other at the end of the week.

The vacuum cleaners are to be emptied and put back in the storage room under the stairs.

Week 1	Units 1, 3
Week 2	Units 2, 6
Week 3	Units 7, 9
Week 4	Units 4, 5