

**MONTCLAIR PROPERTY OWNERS ASSOCIATION
RULES AND REGULATIONS**

PARKING

1. Montclair is a parking permit only community. All vehicles parking on the property must have a current, valid Montclair parking decal on their vehicle. Currently, decals are “**primary**”, “**alternate**” and “**visitor**” (colors for each may change from year to year). Vehicles are defined as **cars, trucks, motorcycles and motor bikes**.

Each Montclair unit has one designated, assigned parking space in front of their building. This parking space can only be used by the unit resident with a valid, **primary** decal on their vehicle. Each unit can receive a second **primary** decal when the second vehicle is registered to an owner or a tenant with their name on a current lease. This second vehicle may only park in unmarked spaces.

Any additional vehicles must park in unmarked parking spaces in “overflow” areas, defined as empty parking spaces NOT in front of a building. These vehicles will have a different color parking decal, **alternate**, and cannot park in assigned spaces or unmarked spaces in front of any building. These additional vehicles must be registered to an owner or tenant of a Montclair unit.

Motorcycles and motor bikes are permitted to share an assigned parking space with a resident vehicle that has a valid primary parking permit. If a motorcycle or motor bike parks in an assigned space, an unmarked space or an overflow space, it must be registered with the HOA Office or have a valid Montclair parking decal.

There are also marked VISITOR spaces for residents’ guests. Residents with a parking decal may not park in the marked visitor spaces. Any visitor on the property more than 24 hours must have a Montclair **visitor** tag on their rearview mirror.

There can be no obstructions in **any** parking space on the property including cones, tapes, ropes or other items. The exception is a utility or service vehicle while they are working.

2. Vehicles may not be “stored” on the property. Inoperable vehicles will be towed at the owners’ expense. Any vehicle parked more than 30 days or parked illegally is subject to fines and towing.
3. Cars and motorcycles must have a “standard fitting” vehicle cover with appropriate tie-downs. No tarps or plastic covers are allowed.
4. No **overnight** parking of recreational vehicles, jet skis or boats is allowed on common property. A boat storage facility is available for a monthly fee.
5. No trailer, defined as: *any piece of equipment or vehicle, having no power of its own and therefore must be transported by other means*, is allowed on the common property. A trailer parking area is available.
6. Large, commercial vehicles, semi truck/trailers and other over-sized vehicles are strictly prohibited.

Pets

7. Pets must be leashed at all times. The Mount Pleasant Animal Control will pick up any pets left outside to roam on the property. This includes cats and dogs.
8. Renters are allowed a maximum of two pets only. Dog Breed restrictions include: no Rottweillers, Mastiffs, Dobermans, Pit Bulls, Chows or any mixture of these breeds.
9. You must clean up after your pets.
10. Dogs and cats cannot be left outside on a chain or inside a fence.
11. Excessive barking, defined as a noise complaint by neighbors, will be considered a violation and the dog owner will be fined.
12. A photo of your pet must be on file at the HOA office.

Trash

13. No rubbish, trash or garbage is allowed on common property. Do not leave trash bags outside your door even for a short time. Use the trash compactor located on the property. Only household trash is allowed.
14. Small cardboard boxes can go into the compactor if they are flattened first. No corrugated cardboard. Large cardboard boxes can be recycled at the DMV office parking lot on the IOP Connector.
15. Household items that do not go into the compactor must be disposed of by the resident. Hot water tanks, carpet, etc. must be removed from the property by the vendor or owner. The HOA office has a list of disposal sites for items that are not household trash.
16. Do not leave trash bags or any other items on the dumpster walkway. There is a camera, you will be fined.
17. A recycle center is located on the North end of the property.

Pools and Pond

18. The pool is for the use of Montclair residents only. Guests must be accompanied by the resident.
19. The pool hours are 10:00 AM to 10:00 PM, May 1st to October 1st.
20. There is no lifeguard. Minors must be accompanied by an adult.
21. Glass containers are prohibited. Pets are not allowed in the pool or pool area.
22. Do not leave trash at the pool area or in the restrooms.
23. Excessive noise, rowdiness and horseplay will be cause for immediate expulsion from the pool.
24. Vandalism at the pool will be prosecuted.
25. Montclair pools are "family-friendly". Please dress and act accordingly. Violators will lose pool access.
26. The pond is for the enjoyment of all Montclair residents. Do not throw trash into the pond.
27. Swimming is prohibited in the pond, fishing is allowed.

Comfort and Convenience

28. No resident may use their unit or the common property in any manner which creates noise, between 10:00 PM and 7:30 AM which can be heard in another unit or interfere with the rights, comfort or convenience of the other residents.
29. No occupant of a unit at any time, may use their unit in any way which may endanger the health or unreasonably annoy, disturb or cause embarrassment, discomfort or nuisance to other residents,
30. The discharge of firearms or fireworks is strictly prohibited.
31. The pursuit of hobbies or other activities which cause disorderly, unsightly or unkempt conditions shall not be pursued on any part of the property.
32. Garage sales, yard sales, flea markets or similar activities are prohibited.
33. For Rent and For Sale signs and tubes are prohibited. They will be removed and fines levied.
34. The speed limit is 10 MPH inside the gate. Violators will be fined.

35. No tent, barn, tree house or similar outbuilding may be placed anywhere on the property.
36. Turkey fryers are strictly prohibited.
37. Fire pits are allowed only if they are used ten feet from the building and a fire extinguisher is visible. Fire pits must be attended at all times and thoroughly extinguished before leaving the area.

Buildings, Entrances, Patios, Porches and Roofs

38. No obstruction of any kind is allowed in the entrances of the garden unit condos. This includes bicycles, toys, coolers, outdoor furniture and other items that obstruct the fire hydrants or owners' access.
39. By order of the Mt. Pleasant Fire Marshal, grills are banned from 2nd floor porches. All grills must be 10' from the buildings when in use.
40. Satellite dishes may only be installed with HOA and ARB approval. No dishes are allowed on roofs or siding. They cannot be installed in the front of the buildings. When installed in the rear, they must not be visible from the street.
41. No additions or alterations to the outside of the buildings are permitted without Architectural Review Board approval. This includes front doors and hardware, patio doors, windows, outside lights and screen doors.
42. Garden hoses are to be coiled and out of sight.
43. Clothing, bedding, rugs, mops, appliances, indoor furniture and other household items cannot be stored outside the units.
44. No hazardous materials or vehicles may be stored on the porches including, motorcycles, motor bikes, jet skis or anything that contains flammable materials.
45. Porches, patios and entrances must be clean, neat and free of trash and junk.
46. Cigarette butts, beer cans, soda bottles and other trash and debris are strictly prohibited any where on the outside of the units and all common property.
47. Flags, signs, posters, banners and outdoor lights are not allowed except as seasonal decoration.
48. Outdoor roll-up blinds are permitted on patios and porches only, provided they are dark in color in good condition.
49. Hot tubs are strictly prohibited.
50. Window air conditioners are not allowed except on a temporary basis at the discretion of management.

Per Article 9, Section 9.3 of the Master Deed, the Association has the right to enforce these Rules and Regulations. Warnings may be issued, at the sole discretion of the Association, for first violations. Initial violations will be a **\$200.00** fine with subsequent violations, doubling the fine amount. No further notice will be given regarding these rules.

If you have questions about the Rules and Regulations contact the Montclair HOA office at 881-3033.

Revised: January 2012