

KINGS MARSH VILLAS CONDOMINIUMS RULES AND REGULATIONS

Rules and Regulations of Kings Marsh Villas are compiled to establish a harmonious environment for all residents. It is expected that all residents and their guests comply with these rules.

- PARKING** Each unit has two (2) parking slots assigned. One carport slot per unit and one open slot next to carport per unit. Guests may use additional open parking as available. In the spirit of cooperation, residents are required to notify neighbors of any groups of guests or parties adding more than 10 cars. All owners need to have parking pass decals on their vehicles and get visitor parking passes. Pickup decals and parking passes at Management Company. No parking is allowed on common green areas, or on the drive of Kings Marsh Villas. Only properly licensed automobiles, pickup trucks and SUV's may be **parked in appropriate parking slots**. Boats, recreational vehicles and/or all-terrain vehicles are not allowed to be parked within the condominium complex without express written permission from the association Board of Directors.
- PETS** No more than two (2) pets per unit. All pets must be on a leash at all times. This includes cats. Pet owners are required to clean up after their animals. No dogs, cats or other household pets permitted shall exceed **40** pounds in weight.
- GARBAGE CANS** It is permissible to store cans against the carport wall. Cans must be kept clean and odor free. Garbage pickup is scheduled for Monday mornings, and garbage cans must be **placed 5ft away from building structure, gutters, and carport area**.
- NUISANCE** No nuisance shall be permitted to exist or operate on any unit or any part of the Common Elements or Limited Common Elements so as to be detrimental to any other unit in the vicinity or to its occupants or to the Common and Limited Common Elements. **When upgrading the inside of your units, please comply with the following working hours: Monday-Saturday 8:00 a.m. to 5:00 p.m. No work on Sunday. Must notify other unit neighbors in your building.**
- GRILLS/FIRE PITS** Charcoal Grills/Fire Pits are prohibited. Only electric grills may be used on wooden porch balconies. Gas grills may only be used on carports or concrete pathways. Fire pits are not allowed anywhere on the property.
- RAILINGS/STEPS/
PORCHES** Hanging of beach/pool towels or clothing items from railings is prohibited. Front steps are to be kept clear at all times. No items to be kept on front steps.
- YARD/ESTATE
SALES** Need to be approved by Board prior to scheduling the sale. If approved, parking needs to be off site.
- COMMON AREA** No personal items or plantings are to be added to KMV common area, without prior Board approval.
- RENTAL TERMS** No renting monthly, weekly or daily– **A minimum of one year is the rental term**. Owners must provide to the management company their tenant's information for emergency purposes.
- SKATEBOARD/SCOOTER:** Only allowed on asphalt.
- SPEED LIMIT:** Observe a 10-mph speed limit.
- ACCESS TO UNITS:** All Units must provide a key to the Management Company for emergencies.
- UNITS FOR SALE:** If you wish to sell your unit, a copy of these Rules & Regulations, Mandatory Maintenance Check List Policy, as well as the Declaration and Bylaws of the Association, must be provided to your listing agent.

Management Company: **Renaë Kirk Association Manager**
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11/8/24