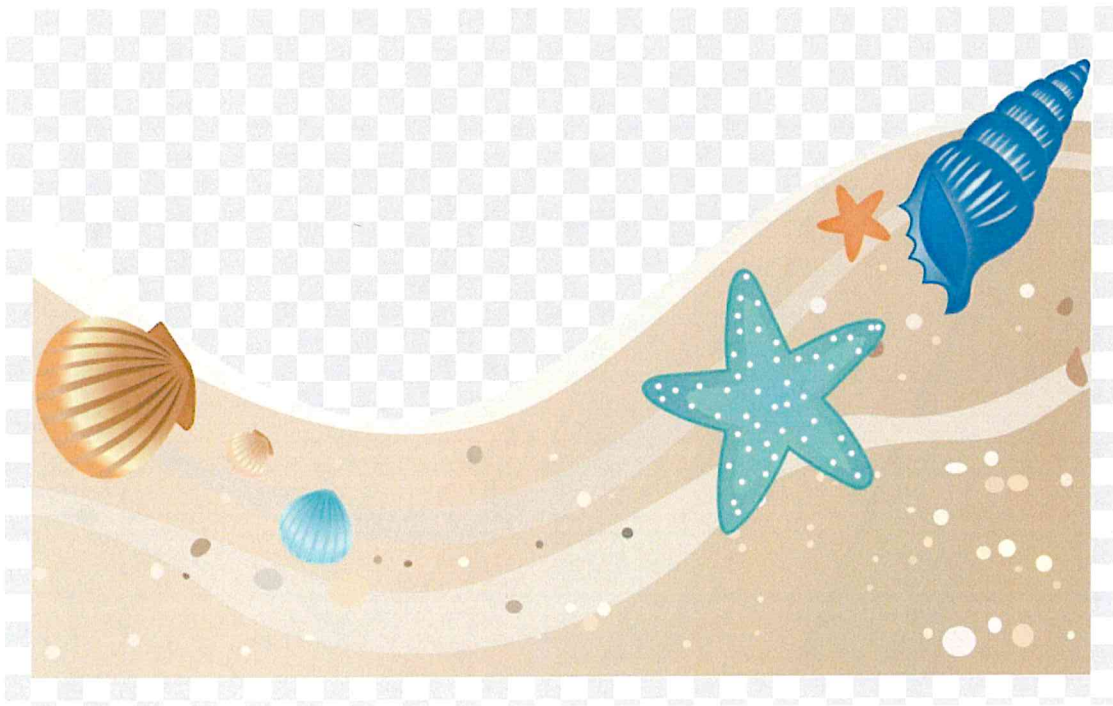


Kingsmarsh Villas Condo Association

165 Follins Lane
St. Simons Island, GA 31522
(912) 638-4603



RULES & REGULATIONS

Mandatory Maintenance Check List Policy

Kings Marsh Villas Condominiums

Damage to the inside or outside of the unit caused by the action or inaction of tenant or owner is the responsibility of the owner.

- a. Unoccupied Units – When you leave your unit vacant for more than **72 hours**:
 - a. Turn off water to your unit using the valve outside your unit. Note: After turning the water cut off valve off, make sure you verify the water is off by checking the kitchen sink. It is the owner's responsibility to notify the Management Company in writing if their water cut off valve is not working.
 - b. Turn off your icemaker
 - c. Turn off your water heater at the electric panel
 - d. Unplug heated electrical appliances
 - e. If a Unit is vacant or for a week or more, someone should inspect the unit every 7 days.
- b. Plumbing/Water/Electrical
 - a. Only toilet paper may be flushed down toilets. All other items (tampons, dental floss, paper towels, cotton swabs, baby wipes, wet wipes, etc.) may not be flushed.
 - b. Do not pour grease (or any other material, which can solidify) down the kitchen sink.
 - c. Do not leave washing machine, dishwasher or dryer running when the unit is not occupied.
- c. Inspections/Maintenance
 - a. A/C – Twice a year (Spring end of Summer recommended) have a professional A/C company clean out A/C condensation drain line to avoid backup into your unit or your neighbor's unit.
 - b. Dryers – Your dryer vent should be cleaned out annually.
 - c. Water heaters – should be replaced every 10 years.
 - d. Ice maker connections should not be made with clear plastic tubing.
 - e. Smoke alarms – change the batteries at least twice a year, (when time changes).
 - f. Have a fire extinguisher in the kitchen, make sure it is not expired.
 - g. Screens – owner responsible for replacement and repair.
 - h. Replacement of windows and doors must be consistent with the original at Kingsmarsh Villas. Written approval from the Board of Directors is required for any replacement.
 - i. **Any kind of external change must be approved by the Board, in writing.**
 - j. **A/C platforms are the responsibility of the homeowners – shared expense for 2 units.**

NOTE: The owner is responsible for repair of all plumbing pipes servicing their individual unit, including damage caused to their unit or adjacent units. Under Georgia Law, it is clear that repairs to the various elements of the limited common elements (other than structural) are the responsibility of the unit owner. This would include all plumbing pipes, which services exclusively for one unit, which supply water exclusively for the unit in question whether the pipes are physically located inside or outside the unit. See O.C.G.A Sections 44-3-75(a)(3) and 44-3-80(a).

Failure to post these rules and failure to abide by these procedures will constitute negligence in the event of a plumbing disaster. The owner of the unit where the water or cause of blockage originated will be responsible for damages resulting from any of the above. Water damage is the responsibility of the owner and should be covered under the owners' H06 insurance. If there happens to be an insurance claim under the associations' insurance policy the owner is responsible for paying the \$10,000 deductible.

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:

Renae Kirk Association Manager
Sand Dollar Shores Properties Inc.
165 Follins Lane
St. Simons Island, GA 31522
Office - (912) 638-4603 ext. 11 / Renae's Cell (912) 258-1152
Renae's email renaekirk@sanddollarshoresproperties.com

11/8/24

KINGS MARSH VILLAS CONDOMINIUMS ASSOCIATION

POOL RULES

NO LIFE GUARD ON DUTY

POOL OPEN FOR SWIMMING MARCH 1ST – OCTOBER 31ST

1. Pool use is for owners and resident guests only.
2. No glass containers are allowed at or in the pool.
3. No food, drinks or wrappers permitted within pool area
4. Pets are NOT allowed in the pool or pool fenced area.
5. Running or horseplay is not allowed; skateboards, bicycles, and rollerblades not allowed within the pool area.
6. Diving in to the pool is prohibited.
7. Children under the age of 14 must be accompanied by parent or guardian.
8. Noise must be kept to a minimum. This includes radios and CD players.
9. Return pool furniture to original location and close umbrellas upon vacating the pool area.
10. Do not leave suntan lotion on chairs or lounges. Wipe down following each use and prior to vacating the pool area.
11. No spitting, spouting or blowing of nose in pool.
12. No cutoffs – proper swimming or sunning attire only.
13. No swimming during heavy rain or thunderstorms & lightening seen or heard.
14. Keep washrooms clean and free of litter. All personal items & trash must be picked up before leaving
15. Hours of operation are **DAWN** to **DUSK**.*
16. Enjoy! Be Safe! Have Fun!

*Revised November 2010