

MALLERY VILLAS CONDOMINIUM ASSOCIATION
165 FOLLINS LANE
ST. SIMONS ISLAND, GA 31522 (912) 638-3603

TO: Owners/Residents

FROM: The Board of Directors of Mallery Villas Condominium Association

DATE: May 20, 2025

RE: Updated Rules and Regulations

This is an updated copy of the rules and regulations instituted by the Mallery Villas Condominium Association in condensed form. The amended rules are in **RED**. **(Please distribute this updated version of the rules and regulations to your tenants and guests and post in your unit as soon as possible.)**

1. UNIT (FRONT, REAR & SIDES COMMON AREAS)

No garbage cans, bicycles, tricycles, grills, mops, brooms, coolers, carriages, boats, trailers, RVs TV, satellite dish or radio antenna, may be placed or stored in the front of the unit. Nor shall any linens, sheets, towels, blankets, spreads, or clothing of any type be hung from lines attached to the unit. **Common elements are defined in the Mallery Villas Declaration as "all portions of the condominium other than the units."**

2. ENTRANCES, FRONTS OF BUILDINGS AND SIDEWALKS

No obstructions whatsoever are permitted. Bicycles, carriages, velocipedes, wagons, shopping carts, toys or any other objects, other than pots of flowers or plants, may be placed at the entrances, or in front of the buildings or on the sidewalks. **Residents are not allowed to place landscape lighting anywhere on the property. No bird/squirrel feeders are allowed anywhere on the property. . No empty pots/containers are allowed. No storage containers. No more than 3 plant containers in the front or near the door of the unit. They must always be maintained. In lieu of a pot, you may have a lawn ornament, garden flag or one Shepard hook with hanging basket. Containers may not be on the grass. No potting/lawn care bags or potting tables are allowed. Seasonal decorations must be removed the week following the end of the Holiday Period. With the exception for Christmas, which goes through January 6th. Entrances should be clear of any obstacles for emergency entrance purposes.**

3. EXTERIOR ANTENNA

No TV, satellite dish or radio antenna, or other wiring is allowed to be placed or installed on the exterior of the buildings.

4. MAINTENANCE OR CONDOMINIUM FEE

Such fees must be paid to the Management Company no later than the 20th of each month. No extension of payment date is permitted.

5. NOISE

No resident or guests or servants of resident, may play a TV, radio, phonograph, stereo equipment, musical instrument or amplifier loud enough to disturb or annoy other residents in the complex. Nor may any person or persons, groups or parties disturb or annoy other residents by noisy behavior. **Fireworks Prohibited.**

6. PARKING AREA

It is prohibited to park in a numbered parking space, unless you are an owner /tenant of that unit. All vehicles must be parked within the lines. Specifically, skateboards, roller blades, any kinds of sports activities and children playing in the parking area are prohibited.

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7. PATIOS/STOOPS (PHASE I, IIA&IIB)

Only garden furniture, potted plants and flowers, grills and bicycles are allowed to be placed on the downstairs patios. The patios must be kept tidy and attractive, and no personal property including lumber, cans, buckets or empty garden pots, may be placed in the common area adjacent to the patios. Owners in Phase IIA have the option of having a stoop/patio or not. If they have a stoop, it needs to be of the standard size and specifications that are on file at the office of the Management Company.

8. PATIO/PORCH ENCLOSURES

Plans are on file at the Management Company. Need to present application and plan to Board for Approval and have a licensed contractor do the work. Homeowners are responsible for the maintenance of the patio/porch enclosure, all exterior and interior. Owner needs to disclose this when selling their property. It is no longer the HOAs responsibility to maintain that addition.

9. LANDSCAPE ENHANCEMENTS

All plans for side, rear and front must be submitted for approval by the Landscape/Villa Design Committee and the MV Board.

10. PRIVACY FENCES

Privacy fences need to be approved by the Board. The approved specification is white vinyl PVC shadowbox fencing.

11. PETS

Every owner/resident who owns a pet needs to comply with the following: **(1) Pet(s) must always be on a leash, (2) Pick up after pet(s).** We strongly encourage all owners/residents to call the Animal Control 5547500, if there is a pet owner that is not following the above rules and to call the Management Company, so we can start the enforcement process; which in the end, if the owner/resident is still not complying; fines will be assessed per day starting at \$50/per day and increasing by \$50.00 each additional day. **No pet food/water containers at the front entrances.**

12. BUSINESS ACTIVITIES

No business activities of any kind whatsoever shall be conducted in any unit or in any portion of the property. No signs are allowed.

13. VEHICLES

Vehicles that are parked in Mallery Villa Parking area needs to have the following: 1) Proper Registration; 2) Proper insurance coverage; 3) Current tags; 4) The vehicle must be able to be operable on the public streets. If one or all the above is not in place, a letter will be sent to the owner asking them to cure the problem within 14 days from the date of the letter. If the problem has not been cured, the Association will have the vehicle removed within 30 days from the date of the letter, at the owner's expense. Also, if cars are covered, they need to be covered with a cover specifically manufactured for automobiles.

14. WINDOW TREATMENTS – All owners shall have window treatments that consist of blinds, shutters, curtains or shades. Window treatments can be white or off white. Color window treatments must be lined in white or off white. All window treatments must show white when viewed from the outside. Tinted glass is not allowed.

15. COMMON AREA

No climbing, scaling or jumping on or over, and not limited to, fences, gates, trees and shrubs in the common area of Mallery Villas. **No BB Guns, Air Soft Guns, Bow & Arrows, and knives of any kind are not allowed to be on Mallery Villas Common Area Property or property adjacent to Mallery Villas.** This is for the safety of all residents in Mallery Villas.

16. GOLF CARTS

All Golf Carts must be registered with the Management Company and the fee is \$25.00. You will be given a golf cart parking sticker that must be placed on the passenger side of the front bottom of your windshield. Your golf cart needs to be parked in the golf cart parking spaces, if available. Carts are not allowed on the grass, sidewalks or plant beds when

charging. The charging area for golf carts is the last parking space close to the fence in front of the clubhouse house. The cost is \$10.00 per year.

17. GARBAGE – There are two dumpsters on the property, located on both sides of the property. Only household trash is to be disposed in the dumpster. On the right side of the complex, we also have an additional dumpster for recyclables only. Only recyclable items are allowed. IT IS PROHIBITED TO DISCARD FURNITURE OF ANY KIND IN THE DUMPSTER AREAS. THE FINE IS \$100. There is a dump on the island at the farmers market or donate it to the organization of your choosing.

18. ANNUAL ASSOCIATION YARD SALE – NO INDIVIDUAL YARD SALES ALLOWED.

19. NO UTILITY/COMMERCIAL TRUCKS TO BE PARKED IN THE PARKING AREA BY RESIDENTS OR GUESTS.

20. NO RENTALS LESS THAN 30 DAYS.

21. All owners are responsible for the following:

- A. Locating/installing water cut off valve for their unit and for the maintenance of the valve and water spigots.
- B. When your unit is vacant for over 72 hours, you need to turn your water off to your unit, by the water cut off valve outside of your unit and turn your icemaker off. Also, do not forget to turn the breaker off to your water heater.
- C. Do not leave washing machines, dishwashers or dryers running when you are not home.
- D. It is recommended to replace water heaters that are over 10 years old.
- E. A/C At least twice a year (once in the Spring and once in the Summer) have a professional A/C company come out and clean out the A/C condensation drain line to your unit, so it will not back up into your unit or neighboring units.
- F. Need to have working smoke alarms in your condo and change the batteries at least twice a year, when the time changes.
- G. Need a fire extinguisher in the kitchen of every condo, make sure it is not expired.
- H. Dryer vents need to be cleaned out annually.
- I. Failure to abide by these procedures will constitute negligence in the event of a plumbing or fire disaster. The owner of the unit where the water or fire originated from 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 HO6 insurance. The water damage deductible is \$25,000 and the fire damage deductible is \$10,000. If there happens to be an insurance claim under the association's insurance policy the owner is responsible for paying the deductible.

MALLERY VILLAS MANAGEMENT COMPANY

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