

August 2019

***THE COUNCIL OF UNIT OWNERS OF
MIRAMONT VILLAS
CONDOMINIUM, INC.
ROCKVILLE, MARYLAND 20852***

***RULES AND
REGULATIONS***



**THE COUNCIL OF UNIT OWNERS OF MIRAMONT VILLAS CONDOMINIUM,
INC.**

GENERAL RULES AND REGULATIONS

Condominium Appearance

- 1. Only standard doormats are to be placed in the hallways. Other rugs are not permitted as these interfere with the cleaning process.**
- 2. Seasonal door decorations are permitted. These must not protrude beyond the unit entrance door recess.**
- 3. No part of the common areas shall be used for any commercial activity.**
- 4. No unsightly accumulation of storage, papers, boxes, cartons or any type of litter shall be permitted on balconies or patios, or on common elements.**
- 5. No structures of a temporary nature, trailer, tent, or any other out-building is permitted.**
- 6. No clothing, laundry, or the like may be hung from any part of any condominium unit or upon any of the common elements or from any balcony or patio.**
- 7. Except for furniture ordinarily and reasonably required in connection with the use of any balcony or patio, nothing shall be stored upon any balcony or patio.**
- 8. Absolutely no use of any barbecue grills of any kind or burning of trash is permitted on balconies or patios. Nor is such permitted on any common element except within those areas so designated by the Condominium Board of Directors within the County guidelines.**
- 9. In order to preserve the harmony of the exterior design of the Condominium, all draperies or curtains dressing windows to the outside of the building must be lined in white, or off-white, or light beige. Venetian blinds facing the interior courtyard of any unit may be natural unpainted wood.**
- 10. In order to minimize the transmission of sound between units, each owner/tenant shall cover not less than 80% of the floor area of their unit with carpeting or area rugs.**

Unit Security and Safety

- 1. All outside lobby, basement, trash chute room & stairwell doors must remain locked. Be sure that the lobby doors, stairwell door, trash chute room door, and basement door is locked after you pass through.**
- 2. Do not hold any condominium building door open for any individual you do not recognize. If you notice any suspicious person(s) or packages left in the area, please call 911 immediately. If an individual is a visitor, repairman, or delivery person, the unit owner being visited will determine admission to the building via the outside intercom system. You can be phoned from the outside intercom system on your telephone, then press 9 to buzz in any guests/deliveries/repairmen.**
- 3. Always keep your unit door closed and locked. When away from the unit, use the dead bolt to lock the unit.**
- 4. Under no circumstances will any door-to-door solicitations be permitted.**
- 5. No advertising, newspaper clippings, handbills or announcements of any type are permitted in the lobby, mailbox area, doorways, walls, elevators or common elements of the condominium except notices placed by the Board of Directors or the Management Company.**

Disturbances

- 1. Residents are asked to exercise care and restraint to assure that their activities do not disturb others in the building.**
- 2. Loud radios, stereos, televisions, musical instruments, loud conversation on balconies and patios, in the courtyard or in the parking lot, barking dogs, or other loud noises which might disturb your neighbors are not permitted after 9:00 p.m. on weekdays or 11:00 p.m. on weekends.**
- 3. Any work done by residents within the units that requires the use of power tools, hammering etc., must be confined between the**

hours of 8:00 A.M. to 6:00 P.M. on weekdays and the hours between 10:00 A.M. and 6:00 P.M. on weekends and holidays.

Balconies/Patios

- 1. The patio and balcony railing must remain the color they are. Unit owners or residents may not repaint.**
- 2. No protective screening may be erected on any balcony or patio.**
- 3. Plant boxes are permitted, but in no case should they be affixed to the railing or building face. Planter boxes and plants shall be placed below the top of the balcony railing.**
- 4. Storage of any type will not be permitted, including bicycles, motorbikes, tires, wet mops, brooms, or other cleaning paraphernalia on any balcony or patio.**
- 5. Laundry is not permitted to be hung outside of any balcony or patio.**
- 6. Discarding of trash, shaking rugs, mops, brooms etcetera over the balcony is prohibited. Under no circumstances should any food or tobacco products be thrown over the balconies.**

Parking Rules and Regulations

- 1. "Front in" parking only, except in snow or ice storms, along the front of the condominium buildings and the retaining wall across from the entrance to 6050. If you choose to "back-in" in other areas of our parking lot, please make sure that the rear of your vehicle does not block the sidewalk.**
- 2. The crosshatched area with curb cut in front of each building is for the use of residents and their guests for the purposes of handicap access and for briefly loading and unloading a vehicle. The curb cut must never be blocked. Parking and leaving an unattended vehicle is never allowed. It is the ONLY access point for a person in a wheelchair or using a walker. Delivery trucks must park in a vacant parking spot.**
- 3. Only one parking space per vehicle is permitted. Since parking is limited please be considerate of your neighbors.**

- 4. Panel trucks, pickup trucks, motorcycles and vans are to park only on the far side of 6060 California Circle adjacent to the end of the Condominium property (between 6060 and 6070). All motorized vehicles are to be parked in the parking lot only.**
- 5. No junk vehicles, unregistered vehicles, campers, boats, or other commercial trucks are to be parked on the common elements except in emergencies.**
- 6. No repairs or maintenance on vehicles on common elements except for emergencies such as flat tires, jump starting or towing.**
- 7. No washing or waxing of vehicles on common elements.**
- 8. No unauthorized vehicles are to be parked in spots designated for the handicapped.**
- 9. No individual parking space can be reserved. Please do not place lawn chairs, trash cans, or other items in the lot to reserve your parking space.**

PARKED VEHICLES NOT IN COMPLIANCE WITH THESE RULES WILL BE TOWED AT OWNER'S EXPENSE

Pet Regulations

- 1. In compliance with Montgomery County regulations, all dogs must be on a leash at all times, when outside of the condo unit. Even if your dog has been certified by the county for "off leash" walking – Miramont Villas Condominium is private property and such "off-leash" regulations do not apply.**
- 2. Dogs must be walked in the designated area behind 6050, 6060 only (waste disposal bags & cans are available on the walking path behind 6060 California Circle). Pets are forbidden to be exercised on the common elements of the Condominium except in the areas designated herein, and the pet owner must immediately remove and properly dispose of any solid waste left by an animal .**
- 3. All owners are responsible for any damage caused by their pets in the common areas within the Condominium or in the exterior areas and plantings.**

4. ***Any dog declared a nuisance by the Board of Directors of the Council of Unit Owners shall be removed from the property permanently.***
5. ***All pets must be registered with the Board/Management. The registration form, Exhibit A to these rules may be copied and used.***
6. ***Montgomery County law requires that all dogs and cats 4 months of age or older be currently licensed by the Montgomery County Department of Police, Animal Services Division, and have their rabies shots. The rabies tag your animal receives from the veterinarian is not a Montgomery county pet license.***

Rental Regulations

1. ***Before a property can be offered for rent in Montgomery County, including an individually owned unit in a condominium, the owner must obtain a rental facility license from the Montgomery County Department of Housing and Community Affairs, Licensing and Registration Unit (this regulation does not apply to owner-occupied properties or rentals to family members). A copy of the current license must be provided to our management company, Abaris Realty, Inc., in order for your property to be offered for rent.***
2. ***Under no circumstances shall a tenant be permitted to sublet any unit.***
3. ***Tenants should contact their unit owner regarding all necessary maintenance within the unit.***
4. ***All owners are required to submit a copy of their current lease to Abaris Realty, Inc. prior to move-in. Each lease shall provide that the tenant has been provided a copy of the Declaration, the Bylaws, and the Rules & Regulations of the Condominium. Any failure of the Tenant to comply with the provisions of these documents shall be a default under the lease. In the event that there is an inconsistency between the lease and the Bylaws, Declaration or Rules and Regulations of the Condominium, said documents should prevail over the lease.***
5. ***An initial lease must be granted for a period of not less than 6 months.***

Move-Ins/Outs

- 1. Each new Tenant or Owner must pay a non-refundable move-in fee of \$200 to Abaris Realty, Inc. prior to move-in, without exception. If the move-in fee is not paid, key tags will not be issued, the new owner/tenant's name will not be added to the entry box listing outside of the lobby, and no pool pass will be provided.**
- 2. Management must be notified at least 48 hours in advance of the move-in or a move-out so that padding may be placed in the elevator. Keys for the elevator car should be obtained from Abaris Realty with payment of a refundable deposit of \$50 to assure return of the keys. Only Elevator 2 may be used for moving any furniture, boxes, etc. The front door of the building may not be propped open during the move.**
- 3. Move-ins and move-outs must take place between 9:00AM & 6:00PM Monday-Saturday. No move-in or move-out shall be permitted on Sunday.**
- 4. All lockboxes on units for sale/rent should be placed on the bottom of the benches out front only. Lockboxes must be removed promptly after the property is leased or sold or they will be removed by the condominium board.**

VIOLATIONS OF THESE RULES WITH REGARD TO MOVING MAY BE SUBJECT TO A \$200 FINE WHICH WILL BE ASSESSED TO THE UNIT.

Trash & Recycling

- 1. All trash is to be put in plastic bags and secured before it is put into the trash chute.**
- 2. Do not leave your trash bags on the floor inside of the trash compactor room on the first floor. Residents of the first floor must be sure that the trash is pushed completely through the opening into the compactor so as not to block the electric eye mechanism. To avoid a fire hazard, there is a pole that you can use to push the trash into the compactor.**
- 3. Make sure the doors to the trash rooms are securely closed when you exit.**

4. ***Recyclables.*** Place all CLEAN cans, glass & recyclable plastic and paper trash such as newspapers, cereal boxes, office paper, phone books, magazines, junk mail in the correct recycling containers in the compactor room. All boxes should be flattened, tied in small bales, and placed in the compactor room to be disposed of with the paper trash.
5. ***Never place the following in the trash chute as these items will damage the trash compactor at the bottom of the chute:***

Curtain rods

Collections of newspapers

Loose cat litter

Cardboard boxes

Any metal item larger than, for example, a can of soup or a hairspray can

6. ***When doing home renovations, repairs etc. you or your repair-person are responsible for cleaning up all common elements from said repairs (i.e. hallways, elevators, walkways). Large items that have been replaced, such as appliances, furniture, countertops, carpeting, doors, toilets, etc. MUST be taken to the dump. They are not to be left in our trash room.***
7. ***Do not leave any trash outside of the trash compactor room. Each owner or tenant disposing of large items of furniture or other refuse, which will not fit into the dumpster or bins provided, must arrange for pick-up privately. Trash removal of this type is NOT included in the Condominium trash collection contract and is an additional cost to the Association. Any additional cost incurred by the Association will be assessed to the responsible owner.***

Front Door Access

1. ***Current residents can use keys and key fobs. These keys and fobs can be transferred to new renters and to new owners. The keys give access to one building and are not tracked. The key fobs give access to one building and are tracked. When lost, new fobs can be purchased through our management company, Abaris.***
2. ***Residents who so desire can request an individualized front door access code. This code will be a random 4-digit number to be assigned by Abaris. This code will give access to the building that the residents reside in. Residents need to understand that this***

code is tracked, and in the case of an unfortunate event, the system can find out which code was used to gain access to the building in a specific time frame. When residents move out, Abaris will delete their code. New renters and new owners will be able to get their individual code from Abaris. Residents may not give out their code to companies. A request form is attached as Exhibit B.

- 3. Management, contractors and delivery services that qualify, will not share a general code, but will get a code specific to their company. Their use of a code is tracked in the same way as that of residents.*
- 4. By accepting a code, the receiver of the code commits to handling the code with the same care and discretion that they would handle a physical key. Residents may not give this code to deliverers and contractors. Violators are subject to having their code deleted so the security of the building is protected.*

Miscellaneous

- 1. ALL RESIDENTS ARE SUBJECT TO THE RULES AND REGULATIONS OF THIS CONDOMINIUM. Violation of these rules and regulations may result in the assessment of fines by the Board of Directors. Owners are ultimately responsible for the actions of their tenants.*
- 2. Storage bins are available in the basement for each unit. Unit owners or residents assume all responsibility for damage by fire or other casualty or theft loss to the property stored in the storage bins, and the Board of Directors shall have no liability for same. Larger items, such as furniture and bicycles (but not boxes) may be stored along the walls of the basement and clearly labeled with the name, phone number and unit number of the owner; however, such storage shall not block access to any doorway or storage bin. **FLAMMABLE OR HAZARDOUS MATERIALS SUCH AS PAINTS, PAINT REMOVERS, VARNISHES OR THE LIKE MAY NOT BE STORED IN THE BASEMENT AT ANY TIME.***
- 3. We have an exterminating service that treats our building on the 1st and 3rd Wednesday of every month. If you would like your unit treated on one of these occasions, call Brody Pest control at (888) 886-5113 and ask to be put on the list for Miramont Villas Condominium. This service only covers normal treatment such as spraying for insects or baiting for mice. If you need special treatment for termites, rats, mice, etc., the individual unit owner or resident will be charged.*

- 4. Southern Management operates the common swimming pool and tennis court for the benefit of all residents of both Miramont Villas Condominium and the Apartments at Miramont. Strict compliance with all rules issued by Southern Management in connection with pool use is required at all times.**
- 5. Any deliveries or pickups made in connection with construction, deliveries or pickup of appliances, heat pumps or other large items must use the stairs or Elevator 2 only. If you have advance notice of such deliveries or pickups, Management must be notified so that the pads can be hung to protect the elevator.**
- 6. Any emergency situation should be reported to Abaris's 24 hour emergency number at (301) 421-4530. Examples of emergency situations are a FIRE, FLOOD, LOSS OF ELECTRICITY, BURST PIPE, or STUCK ELEVATOR.**
- 7. These Rules and Regulations are being adopted pursuant to the Maryland Condominium Act, §11-111 governing the adoption of Rules and Regulations.**

EXHIBIT "A"

*THE COUNCIL OF UNIT OWNERS OF
MIRAMONT VILLAS CONDOMINIUM, INC.*

Pet Registration Form

Date of Registration: _____

Miramont Villas Address Where Pet will Reside:

Type of Pet (dog, cat, other):

Name of pet:

Approximate weight of pet:

Physical Description:

Name of pet owner:

Phone No. during day: _____

Phone No. during evening: _____

Name and Phone No. of veterinarian:

Attached is a copy of the current rabies vaccination and Montgomery County Pet License. **Pet Owner agrees to indemnify and hold harmless Miramont Villas Condominium Association against any and all losses, lawsuits or expenses by reason of the liability or potential liability of Pet Owner's dog or arising out of any claims for damages.**

Signed:

Please return to:

**Council of Unit Owners of Miramont Villas Condominium, Inc.
c/o Abaris Realty, Inc.
7811 Montrose Road, Suite 110
Potomac, Maryland 20854**

EXHIBIT "B"

Code of conduct for front door access code holders

By accepting my 4-digit front door access code, I agree to the following:

I take responsibility for all use of the access code I receive today.

I promise to handle this code with the same care and discretion I would use for a physical key.

I will not give out my code to companies. Companies that qualify can request a code from Abaris.

Visitors will continue to use the front door keypad to be buzzed in.

I am aware that violators are subject to having their code deleted.

I am aware that use of this code can and may be tracked and that, in the case of an unfortunate event, the system can find out which code was used to gain access to the building in a specific time period.

I am aware that when I move out, Abaris will delete my code. My code does not transfer to a new owner or renter. New renters and new owners will need to get their individual code from Abaris.

| | |
|------------------|----------------|
| Name | Address |
| Signature | Date |