

CODE OF CONDUCT – VILLA MONTE CONDOMINIUM ASSOCIATION

This Code of Conduct addresses expectations of personal behavior by rental guests, owners, and owners' guests while visiting Villa Monte Condominium Association. This Code of Conduct is in part based upon already established Association Bylaws and Condominium Bylaws of the Association.

Owners are committed to this Code of Conduct by virtue of their purchase and duty to comply with the Association Bylaws and Condominium Bylaws of the Association. Renters are committed to this code of conduct by virtue of their rental agreement(s) with owners and/or rental agents.

CODE OF CONDUCT REGULATIONS ARE AS FOLLOWS:

➤ PERSONAL BEHAVIOR:

- Quiet Hours Are From 11:00 p.m. to 8: a.m.
- Offensive language, profanity, immoral, unlawful or offensive activity is strictly prohibited and will not be tolerated.
- Be courteous to neighbors.
- Nothing, including cigarette butts, bottles, cans or other debris may be tossed over balconies or onto the lawns for other common elements.

➤ TRASH:

- Totes are for **bagged garbage only** and are located in structures adjacent to the parking lot. They are to be used only by Villa Monte owners and their guests. Cardboard and other recyclables may be taken to the one of two recycle centers, one in Bellaire and one in Mancelona, each on M-88.

➤ TRAILERS/RVs:

- Parking of any type of trailer, nor RVs are not permitted in the Villa Monte parking lot. Trailers/RVs may be parked in the dirt lot adjacent Ivan's in the summer months. Parking is available year around in the designated parking area for trailers/RVs at an entrance to Summit Village. (Follow the signs.)

➤ PETS ALLOWED FOR OWNERS ONLY – NO PETS ALLOWED BY RENTERS:

- Pets must be leashed at all times.
- Pet waste is the responsibility of the pet owner and must be picked up promptly.
- Dog barking must be kept under control.

➤ INCIDENTS OF BAD BEHAVIOR AND/OR IDIOCY

- Unit owners who rent have a bond posted with the Association to cover the cost of management's response to any "incident". "Incidents" are defined as any event of bad behavior and/or idiocy which require management's time to resolve. Guests and/or renters responsible for an incident will be responsible to the unit owner when their bond is expended in whole or in apart to pay for management's time to resolve the incident at a cost of \$65.00 to \$120.00.