

MALIBU VILLAS PROPERTY OWNERS ASSOCIATION INC.

RULES & REGULATIONS

QUICK SUMMARY

General Rules and Regulations

- 1) Speed limit on the property is **15-MPH**. Please drive carefully and slowly as there are children playing on the property.
- 2) Dogs must be less than 30 pounds when fully grown.
- 3) Dogs and cats, when beyond the courtyard, must be on a firm leash held securely. The leash shall not exceed 8'. Retractable leashes are not permitted. Any animal running loose may be captured and turned over to the Animal Control Agency. Every animal must have a legal license, proper shots, and be attended when outside. No pet may be left unattended, by an adult, at any time. No chaining or tying up of animals is allowed outside your courtyard. Pet droppings must be picked up and disposed of **IMMEDIATELY**. Violations of this policy shall result in a citation being issued and possible fines being assessed against the resident. Renters and guests must abide by these same rules and have the owner's permission to have these pets on the property. No pets are allowed at the pool or clubhouse unless they are certified service animals.
- 4) **Trash pickup is on MONDAYS AND THURSDAYS early mornings. TRASH RECEPTACLES SHOULD BE PLACED AT THE CURB AFTER 6:00 P.M. ON SUNDAY AND WEDNESDAY.** Two trash receptacles are provided by **REPUBLIC SERVICES**. A blue lidded receptacle is for your garbage. Garbage must be in plastic bags with the bags tightly closed. The lids on the receptacles must be tightly closed also. Failing to abide by these rules shall result in you being cited and fined. This is also required to prevent rodents infestation and other wildlife problems. The yellow lidded receptacle is for recyclable items. The lid clearly identifies what is recyclable. If you do not have these two mandatory receptacles please contact Republic Services for delivery of the necessary receptacles. No other trash receptacle is allowed for these two types of pickup. A third regular plastic trash receptacle maybe used for yard rubbish. This is not furnished by Republic Services and is the responsibility of the owner/tenant to secure. All empty containers must be returned to your courtyard before 6:00 pm on scheduled day of pickup. Trash receptacles still left out will be picked up and placed in the shed area. Please contact the maintenance person for pickup of your receptacles. It is suggested that your trash receptacles clearly show your building and unit number.
RECYCLE TRASH is on Fridays.
BULK PICKUP ITEMS ARE ON THURSDAY ONLY!! Bulk items must be called in and scheduled with Republic Services. **DO NOT** place bulk items out until the night before the scheduled pickup day.
- 5) No personal items, toys, games or anything personal may be left outside of your courtyard area overnight.

PARKING RULES

1. All residents must have a Malibu Villas' parking permit within seven days of occupancy on all vehicles.
2. Guests visiting for more than two days must have a "Guest" parking permit issued by the office.
3. Parking is permitted only in designated parking places. **NEVER** on right of ways, lawns or sidewalks. Violators will be immediately towed away at the owner's expense.
4. Each unit is assigned **ONE** parking place as theirs and shows a coded number on the parking bumper. This number does not match your address for security reasons.
5. Vehicles improperly parked in someone else's place shall be towed away at the owner's expense, without prior notice or warning.
6. No major overhaul of vehicles is permitted. This includes vehicles on jacks, blocks or a hoist. No changing of oil, repairing of brakes, etc. is permitted at any time.

7. No travel trailer, motor home, boat, trailer, recreational vehicle, bus or camper is permitted to be on Malibu Villas property overnight. No truck larger than $\frac{3}{4}$ ton may be parked on the property overnight. No Commercial trucks or vehicles displaying a company Logo are permitted to be parked here overnight.

POOL RULES

1. Owners are issued an electronic fob for entry into the pool area during operational times upon completion of all required forms.
2. No additional fobs will be issued for any unit owner other than a replacement for a lost fob.
3. The first fob is free and a replacement will cost \$50.00. If a fob is lost it will be deleted from the system prior to issuing a new one.
4. A picture ID card is issued to each resident aged 14 or older.
5. A picture ID card is required to use the pool facility.
6. Guests are required to have a guest pass.
7. Guests are to be accompanied by a resident when using the pool, unless the resident has registered their guest(s) with the management company.
8. There is an Owner \$20.00 fee and Tenant \$50.00 fee charge for replacement of any lost or stolen ID card(s) or Guest pass(s).
9. Pool privileges can be revoked by deactivating your "FOB" if pool rules are not followed.
10. NO ONE is permitted in the pool area when the pool is closed or when it is covered.
11. Pool hours are from 9:00 A.M. to dusk during warm weather and until 5:00 P.M. when the pool needs to be covered with the pool cover.
12. Everyone must abide by the posted pool rules. Pool privileges are at the discretion of the pool monitors or the on-site staff. Pool privileges may be revoked at any time for violations of the pool rules. Pool privileges may also be revoked due to non-payment of association dues.

ENFORCEMENT POLICIES

1. Violation of Pool Rules:
 - a.) Verbal Warning
 - b.) 2nd Verbal Warning and request to vacate the pool facility.
 - c.) 3rd Violation is to be reported to manager whereby FOB will be turned off temporarily.
 - d.) Palm Bay Police Dept. will be requested to issue a Trespass Notice to Residents to prohibit further use of the pool permanently.
2. All residents are required to know and comply with the community rules and regulations. Failure to abide by these rules may result in your being fined.
3. The Board of Directors and onsite staff shall enforce these rules.
4. All residents are asked to report any violations of these rules to the on-site staff.
5. All residents, Owners, and or their guests must abide by these rules and the governing documents that pertain to this community. If you have any questions regarding these documents please feel free to contact the property manager or any on site staff.
6. Failure to comply with these rules and regulations will entitle the Association to seek relief by way of a restraining order, injunction, fine or other means as may be needed. In any such proceeding the prevailing party shall recover their costs (court, legal & etc.) from those who failed to abide by the rules. A violation of the Community Rules and/or Policies shall cause you to receive a citation. Failing to correct the condition creates a violation and you may be fined and/or suffer additional prosecution to the full extent of the law and our community documents.
7. Malibu Villas will evict any renters who do not follow the rules and regulations of the community. Owners will be sent violation notices and fined, if necessary.

Thank you for your compliance with these rules and policies as herein stated. Should you have any questions regarding this community or these rules, please do not hesitate to contact our community manager.