

**RULES AND REGULATIONS**  
**MARINA VILLAGE CONDOMINIUM RULES**  
**FOR OWNERS & TENANTS**

**December 11<sup>th</sup>, 2025**

Each owner has the responsibility to maintain the quality of living at Marina Village (“MV”) in such a manner that it provides all the pleasures that the owners have a right to expect in a residential condominium.

To fulfill this responsibility, a Board of Administration (“BOA”) is elected periodically who will enforce and update common sense rules of conduct and security.

Rules are communicated to ensure that non-adherence can be effectively avoided.

These rules are distributed to all owners and have been ratified by the BOA. As such, any violations could be subject to fines as prescribed in the condominium documents and as guided by the laws of the State of Florida.

It is each owner's responsibility to advise their guests, renters and other unit occupants of these rules and assist in enforcing them. Any potential fines will be levied against the owners of the condominiums if infractions are committed by their guests, renters or other unit inhabitants.

It is not expected that these rules will limit the lifestyle of the majority of the owners and tenants. The rules largely represent the compromises necessitated by group living. The rules are in place to maintain the appearance of the property as well as to allow all owners to enjoy a degree of serenity and safety. Everyone's efforts, understanding and cooperation are necessary to make Marina Village an ideal community.

Your full cooperation and observance of the rules are expected and appreciated.

Thank you for your support.

Your BOA

## **A. SECURITY**

1. Security and rule enforcement are everyone's responsibility. No entrance doors of any type can be blocked open, including the garage doors except for temporary access. If a door is found open, please close it. If a lock is unlocked, please lock it. Owners and tenants are required to bring their key for access.
2. The Recreation Room will be locked at all times. Owners in good standing will be required to bring their key for access.
3. All security matters and/or suspicious activities must be reported to the Management Company or local law enforcement, as appropriate.
4. In emergency situation, call 911.
5. Do not divulge the security access code to anyone except those with a need to know such as guests, medical personnel, or trusted housekeepers.
6. Do not leave garage door openers unattended or in open vehicles.
7. Owners are responsible for providing garage door openers, stairwell keys, and a copy of the rules to their renters, guests or other occupants. Owners are accountable for the proper safeguarding of all access devices.
8. You are required by the condominium documents to provide a current key or access code to your unit to the Management Company for emergency access. This key or access code will be secured by the Management Company and will only be used for emergencies in your unit or the attached common property. If you do not provide a workable access and forced entry is required, due to a perceived emergency, any associated subsequent repairs will be the unit owner's responsibility.
9. Feeding of any wildlife on the premise of MV is prohibited

## **B. ELEVATORS**

1. Smoking is not permitted in the elevators or lobbies.
2. Persons wearing wet attire from swimming must dry off prior to entering elevators so as to not create a safety hazard.

## **C. RECREATION ROOM**

1. The hours of operation for the recreation building are from 5:00 A.M. to 9:00P.M.
2. Smoking in the recreation building is prohibited at all times.
3. The recreation building may not be used for any private functions or any commercial activities.
4. With the exception of BOA approved functions, no food or beverages, except water, are allowed in the recreation room.
5. Any children under 14 the age of 18 must be accompanied by a unit owner.
6. Users of the recreation room are expected to clean up after themselves and wipe down any equipment they have used.
7. Users are responsible for any damages to equipment or recreation room.
8. The exercise equipment is for owners and tenants use only. Invited guests may only use the equipment if they are accompanied by an owner.
9. All exercise equipment must remain in place and must not be removed from the facility
10. The use of headphones is required for radio, iPod, mp3 or CD listening.
11. By using any of the recreational facilities, you agree to hold harmless the Marina Village Homeowners Association of Brevard County Inc., its directors, and Management Company of any and all liabilities.

#### **D. SWIMMING POOL & SPA AREA**

1. Pool and Spa hours of operation are Dawn to Dusk
2. Smoking and/or Vaping is not permitted in the pool area.
3. **As there is not a lifeguard in attendance anyone using the pool and spa is doing so at their own risk.**
4. The pool and spa are for residents and their guest only. Residents are responsible for the conduct of their guests.
5. All pool users must shower before entering the pool, or spa area.
6. Persons with skin abrasions, open blisters, cuts, skin diseases, sores, colds, nasal or ear discharge, or a communicable disease are not permitted in the pool and spa.
7. Towels should be placed on the chairs if sun tan oil is used.
8. Soap may not be used in the pool or spa.
9. Pool furniture may not be removed from the pool area.
10. Glass containers are not allowed in the pool area or recreation building
11. All trash and personal items need to be removed when leaving the pool area.
12. Diapers or training pants are not allowed in the pool or spa. Swim diapers are permitted.
13. Proper swim attire is required at all times.
14. The maximum temperature of the spa is 104 degrees Fahrenheit. If that temperature is exceeded, please vacate the spa and report it to the Management Company.
15. The maximum continuous use of the spa is limited to 15 minutes.
16. No children under the age of-18 are permitted to use the pool and/or spa unless accompanied by a unit owner.
17. Running, jumping and diving is prohibited in the pool and pool area.
18. The use of headphones is required for radio, iPod, mp3 or CD listening.

#### **E. PARKING & GARAGES**

1. All unit owners and tenants shall not park more vehicles on the premises than the number of parking spaces that they own or lease.
2. All Residents' vehicle(s) must be on record with the Management Company. Management Company will issue one MV parking decal for each parking space owned by the unit owner. The MV parking decal must be affixed to the car front windshield.
3. Guests are allowed to park for a period of no longer than 7 days, as long as the vehicle displays a MV visitor pass. MV visitor passes are available from the management company and on the building bulletin board. Passes need to be displayed on the vehicle dashboard. Visitors that need longer than a seven-day pass must have approval from the BOA.
4. If an owner has need of an additional parking space, for a guest, and there are no free outdoor spaces, they *may* utilize another owner's space *as long as permission is granted by the owner.* Note that the vehicle must still obtain the MV visitor pass.
5. The garage Handicapped parking space is available for *temporary use only.* Handicap license plate and or placard **and** a MV Visitor parking pass must be displayed.
6. To maximize parking availability, resident vehicles with decals are required to park in their designated garage parking space(s).
7. Vehicles not on record and parked on the premises must have a blue parking pass. Overnight parking of any commercial or work trucks, vans, campers, RV's or equipment is prohibited unless approved by the BOA. In addition, any vehicle parked on Association property for the purpose of loading or unloading cannot exceed a 4 hour time limit.
8. Parking is not allowed in designated fire lanes, in front of gates, on the sidewalks, or grass outside MV. Vehicles may not block the exits and entrances to the garage, or vehicle wash areas. Vehicles over 32 feet are not allowed in parking areas.
9. The car wash area is for rinsing and washing of vehicles only. Vehicles may be washed using the hose

bibs available, provided that traffic flow to the garages is not obstructed. All material and equipment must be removed and the area left clean. Any soap residue must be washed or rinsed from the driveway and parking areas.

10. No owner or contractor is allowed to add any electrical outlets or lights to any garage area without BOA approval.
11. No owner can use supplied power outlets near garage door and Exit door, for anything other than car vacuum or air compressor for tire inflation. The outlets cannot be used to power golf carts, hybrid cars or any electrical items not owned by the community.
12. Idling of engines in garages or the parking areas is not permitted
13. All vehicles parked on the premises must be muffled within manufacturer's specifications
14. Vehicles that are not in operating condition or properly tagged and insured may not be parked on the premises.
15. No automotive repairs are allowed on Association property.
16. Owners are responsible for the prevention of oil and grease deposits in the garages or in any other parking spaces. Should such stains occur it is the owner's responsibility for the cleanup.
17. Storage outside of the storage rooms is not allowed, with the exceptions of kayaks, canoes, motorcycles, scooters, golf carts, bicycles a small grocery cart and one white storage box per parking space. Size of box/locker is specified by the BOA. Storage racks for these items may be affixed to the walls within the space. These exceptions are allowed provided they are within the owners designated parking space(s) and do not interfere with neighboring parking space(s) storage rooms or exit doors **Note: Any unauthorized stored items may be subject to a fine.**
18. As per fire regulations, nothing may be stored within 18" of the building's sprinkler heads

#### **F. PETS**

1. Pets must be on a leash at all times when outside resident's unit.
2. Pets are not permitted in the pool area or in the recreation building.
3. Pet walking is limited to the grassy areas, which should only be accessed by walking on the entrance sides of the north or south buildings, and outside of gated area.
4. Owners and guests must clean up after their pets. Bags for pet waste are available in the garage.
5. Maximum of two pets per unit are allowed. Pets are limited to-80 pounds total or less.
6. It is the responsibility of all pet owners to control their pet(s), including barking, in order to maintain the quality of living for all MV Residents.

#### **G. GARBAGE & TRASH DISPOSAL**

1. All trash disposed of in the trash chute must be secured in watertight packaging of sufficient strength to withstand a 4-story fall without breaking. No loose garbage may be put into the chute or the dumpsters.
2. Recycle bins are located in the dumpster rooms or garages. Cardboard boxes should be broken down, flattened, bundled, and neatly placed into or next to the recycle bins.
3. Any contractors working at MV must remove their trash from the premises and are not allowed to use the building dumpsters.
4. Diapers and animal waste are to be contained in tight plastic bags and be placed in-the dumpsters.
5. No large item may be disposed of in the dumpsters or in the trash rooms. Large items include, but are not limited to, mattresses, large furniture, tubs, TV's, appliances etc. Such items may be disposed of by calling a service such as Waste Management. (Current phone # is 321-723-4455).
6. No hazardous waste may be disposed of in the dumpsters or in the trash rooms. Hazardous waste items include, but are not limited to, televisions, computers, cans with liquid paint, etc. Such items may be disposed of at the Brevard County Landfill.

## **H. CORRIDORS & BALCONIES**

1. Corridors and stairwells must be kept clean, unobstructed and cannot be utilized for storage. Alcoves or cantilevered areas may have appropriate outdoor furniture, but cannot impede traffic. Camping furniture is not allowed.
2. No nails, screws or any other items may be affixed to common and limited common area walls, (common and limited common areas are any walls outside of the owner's unit.)
3. Nothing may be permanently attached to the balcony railings with the following exceptions:
  - a. One portable, removable United States flag, or State of Florida flag may be displayed in a respectful way, at any time. In addition, Red, White & Blue Bunting is permitted to be displayed on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day.
  - b. On Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day any resident may display a flag that represents the United States Army, Navy, Air Force, Marine Corps, Coast Guard or Space Force, utilizing a no drill flag pole mount. Flags cannot be larger than 4-1/2 feet by 6 feet. Red, White & Blue Bunting is limited to be displayed for no more than 7 days. Any display of the American or Military flag should be done with respect and dignity for the flag.
  - c. Christmas and holiday lights are allowed on balconies. They may be put up after Thanksgiving and must be removed no later than January 6th of the following year.
4. Feeding wild birds from the balcony is not allowed.
5. Except at designated times, sweeping, washing or shaking of debris or tossing of anything including cigarette butts over the edge of the balcony is not permitted.
6. Gas or charcoal grills on the balconies are prohibited by law. Per Fire Code, only electric grills are acceptable.
7. Wind chimes are not allowed outside units.
8. Plant foliage must be properly maintained outside units and is not allowed to protrude beyond the railings.
9. Carpet and rugs of any kind are prohibited from being placed on the balcony floor.
10. Non-Rubber Backed door mats, as approved by the BOA, can be no greater than 2' x 3', and are permitted to be placed horizontally in front of unit entry doors.
11. Painting and restoration of balconies and railings is done by outside contractors. It is prohibited for unit owners to refurbish these themselves
12. For lighting continuity, corridor & balcony lights are provided by the Association, contact the Management Company for replacement bulbs.

## **I. ROOF**

1. Access to the roof for any reason must be arranged through the Management Company. or a member of the BOA [via email to mvlockbox@gmail.com](mailto:mvlockbox@gmail.com)
2. The air conditioning units are located on the roof. Servicing or repairing of the equipment is the responsibility of each owner. In addition, it is the responsibility of each owner to ensure air conditioning units are properly strapped down, using certified hurricane straps, to their stanchions.
3. The installation of satellite dishes must be approved, in writing, by the BOA and must be mounted to the racks provided on the roof tops. For safety reasons there are no exceptions.

## **J. GUESTS**

1. It is the responsibility of unit owners to acquaint their guests, tenants, visitors, contractors, merchants, agents, and others for whom they are responsible, with such portions of these rules as appropriate.
2. Owners are culpable for any abuse of or damages to condominium property by any individual for whom they may be responsible.
3. In an owner's absence, the owner(s) must register their guests in advance with the Association or Management Company. Included in the notice must be the name(s), relationship(s) and expected dates of

occupancy.

4. No guest may invite other guests to use the common areas.

## **K. NOISE LEVEL**

1. Except as allowed by the Association, any construction such as hammering, drilling, chipping, pounding, grinding, etc. can only be done between the hours of 8:00 AM and 5:00 P.M. on Monday through Saturday. Any work to be done in a unit that may consist of the above, requires the unit owner to fill out a modification form. This will allow the management company to notify the residents of the building of any possible noise disturbance.
2. Volume levels of entertainment should be maintained at a level so as not to disturb the occupants of neighboring units.

## **L. UNIT RENTALS**

1. ***All leases must be received by the BOA, at least 10 days prior to a tenant moving in.*** Owners must submit a completed Application for Occupancy along with a copy of the lease and a fee of \$50 per tenant, not to exceed \$100 per family to the Management Company, for BOA approval. This fee is for a criminal background check to be performed by the Association. The BOA may waive the application fee if a current criminal background check and credit check is submitted with the application. Any applicant not passing the background check will not be allowed residency at Marina Village.
2. A copy of the rules & regulations must be made available to all renters.
3. Rentals must be for a minimum of three consecutive months and there can only be two (2) rental contracts per year.
4. Per Fire Code, only two persons per bedroom will be allowed.
5. Owners are responsible for ensuring that every agent engaged to lease their unit is completely informed on the condominium's rules and regulations.
6. Owners must have their tenants acknowledge and sign a statement that they have received a copy of the rules and have accepted them and will conduct themselves accordingly. This statement must be on file with a copy of the lease with the condominium Management Company prior to occupancy.
7. Sub-letting is prohibited.

## **M. SHOWING A UNIT FOR SALE**

1. The front gate is to remain closed.
2. An "Open House", "For Sale" or "For Rent" sign cannot be placed anywhere on Association property. The broker may leave their card on the gate box for attendees to call or the broker may sit at the gate to let attendees in. Gate Code CAN NOT be given out.
3. Lobby doors cannot be left open.
4. Relators MUST accompany perspective buyer on grounds
5. If an owner engages an agent for the purpose of selling or renting his unit, the agent must be made aware of the MV rules & regulations and must review them with any potential buyers or renters.

## **N. PROCEDURE FOR MOVING IN AND OUT OF COMPLEX**

1. Occupant needs to contact the Management Company at least one (1) week in advance of the move.
2. Management Company will then post a notice in elevator prior to the move in date, notifying building owners that a move has been scheduled on "X date".
3. Moves need to take place between 8am-5pm.
4. Lobby doors and elevator doors cannot be left open and unattended.
5. Be respectful of residents' usage of the elevator, by allowing the elevator to move freely if not in use.
6. Move in Procedures should be provided at closing with Estopol from Management company

## **O. GOING AWAY**

1. During extended periods of absence, the main water shutoff valve and the hot water heater circuit breaker must be turned off in the unit. This needs to be done to prevent flooding of another unit from water leaks. Under Florida Statute you can be held responsible for water damage to another unit.
2. Residents are advised to leave the air conditioning on due to the high humidity in this area. This can help to prevent mildew or mold build up in the owner's absence.
3. It is recommended that Smoke detector batteries should be replaced prior to extended absence so as to not beep continuously.