

Blackburn Point Marina Village

Rules and Regulations for Tenants

The lawns and walkways shall not be used for storage or parking or be obstructed in any way. No bicycles, toys, trash cans or recycle bins, or other personal property shall obstruct entrance ways, walkways, parking or other common areas.

Unreasonable noise that will disturb or annoy other residents, or anything which will interfere with the rights, comfort and convenience of other residents is not allowed.

Trash and garbage shall be placed in sealed plastic bags. Trash cans shall be kept inside each unit until pick-up day. Trash cans may be placed on walkways or common islands in front of a unit on trash pick-up days only! Trash cans must be placed back in your unit by the evening of trash pick-up day. Arrangements for the removal of bulky items must be made with Waste Management and shall not be placed outside earlier than the day before the scheduled pick-up.

Barbecuing is permitted in the Community Bar area or on the patio in the back of your unit using the natural gas connection only. No hibachi, LP gas grill, charcoal grill or other similar devices are allowed.

Signs, notices, advertisements, or any alteration of exterior surfaces shall not be placed, inscribed, or exposed on any window, door, or other exterior parts of the unit, or on the common areas.

Tenants, their families and guests shall not deface, remove, destroy or permit the defacing, removing or destruction of any element of the common area.

All condominium units shall be used for residential purposes exclusively.

No condominium unit within the project shall be rented for transient or hotel purposes.

Subletting of a unit is not allowed.

No noxious or offensive trade or activity shall be carried on within any condominium unit, nor shall anything be done therein which may be or become an annoyance to the neighborhood or other residents.

Nothing shall be done or maintained in any condominium unit or on the Common Elements, which is in violation of any law.

Vehicles shall be prohibited from parking upon the Common Elements. No junk vehicle or other vehicle on which current registration plates are not displayed, no trailer, commercial truck, camper, house trailer, or boat may be parked on any Common Elements.

No repair or extraordinary maintenance of automobiles or other vehicles may be undertaken on any of the Common Elements. Minor vehicle repair work shall be permitted in emergency cases only, provided that the area is cleaned after repairs have been completed.

The number of vehicles authorized to be parked on a daily basis on the common property per unit shall be equal to the number of licensed drivers domiciled in the unit, with a maximum of three (3) vehicles per unit.

Each section of the development has a number of guest parking spaces for the use of visitors. No car shall be left in a space for longer than three days without the written consent of the BPMV Board.

Absolutely no peddlers or solicitors of any kind are allowed in the Community. Report any solicitors to the management personnel immediately.

Power tools shall not be used between 9:00 pm and 8:00 am of the following day.

No sign of any nature shall be maintained in the interior of any building or dwelling unit, which is visible from the exterior of any such building, or dwelling unit.

Political endorsement signs are prohibited from being displayed on the BPMV grounds or yards.

Portable and/or permanent sports/recreational fixtures and/or facilities are prohibited within the BPMV community. Organized sports/recreational activities are likewise prohibited within the BPMV community proper.

All windows and patio/balcony doors in units shall have proper window coverings (blinds, drapes, shades, curtains) within 30 days of settlement.

Any plastic used to cover windows and patio/balcony doors for energy conservation shall be affixed inside the unit, not on the outside, and must be invisible from the outside.

Interior window areas may not be cluttered with personal items that are visible from the exterior, thereby creating an unsightly appearance.

No window air conditioners are permitted.

Entranceways shall be kept clean, and newspapers are to be picked up daily.

Outdoor winter holiday decorations, including lights, and other displays shall be put up no earlier than December 1st and taken down no later than January 15th. At other times of the year, no lawn/garden/house decorations of any kind are permitted.

Tenants, guests or invitees of a unit owner are not permitted to have/bring pets or animals of any kind into the condominium.

The swimming pool is open daily from 6 am to 10 pm. Persons using the pool do so at their own risk. No lifeguard is on duty.

Children not "potty trained" must wear a commercial protective swimming garment (i.e. "Swimmies" etc.) in the pool. No one wearing diapers is permitted in the pool. Children under the age of 16 must be supervised at all times in the pool area by an adult who is an activated guest, owner, or tenant.

Pool stairs are to be kept clear at all times. There must be a clear path to enter and exit the pool at all times. To ensure that all owners or their tenants have fair access to the pool area, a resident may entertain no more than two visitors or guests per unit in the pool area. The Association reserves the right to prohibit visitor's access to the pool area on holidays and other peak times.

To safeguard the pool system, sand, tannings lotions, oils, creams, bobby pins, hairpins and similar objects should be removed before entering the pool.

Use of the pool area is only for quiet swimming and sunbathing. Given the location of the pool, noises carry easily and disturb other residents, and will not be allowed. Parents are urged to monitor their children. Excessive noise, yelling, fighting, and other disturbances will not be tolerated. Offensive behaviors are grounds to be asked to leave the pool area or be restricted from further access.

To avoid accidents, reduce noise, and to comply with insurance requirements, diving into the pool, games involving running, jumping, playing ball, or other boisterous activity, as well as screaming and shouting, are prohibited. Persons violating this rule will be asked to leave the pool area.

In order not to disturb others, persons listening to electronic devices must wear headphones.

Food and alcoholic beverages, as well as glassware or other breakables, are not permitted in the pool area. Cigarettes and smoking materials must be extinguished in proper receptacles, not on the pool deck.

Lounges and chairs are not to be placed any closer than four feet from the pool edge and are not to be removed from the pool deck. Towels must be used to cover lounges and chairs when wearing beach attire. Lounges are for the use of occupants when they are in the pool area. It is not permitted to reserve chairs or lounges.

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