
Olde Towne Village

TO: CO-OWNERS AND TENANTS OF OLD TOWNE VILLAGE CONDOMINIUM

RULES AND REGULATIONS OF THE OLDE TOWNE VILLAGE CONDOMINIUM

In 1981, the Maryland Legislature passed, and the Governor signed, a new Act called the Horizontal Property Act. This Act is the primary legal authority underlying all condominiums in the State of Maryland.

One of the provisions of the Act gives the Board of Directors of condominiums, the authority to adopt fines as a means of penalizing owners/tenants of condominiums who violate the rules and regulations of the condominium. As a result, the Olde Towne Village Board of Directors has reviewed all existing rules and regulations with a view to revising any outdated or omitted provisions.

You are urged to read the attached rules carefully and familiarize yourself with them. The Board has considered very carefully whether each rule was needed before reaffirming them. It is particularly important that unit owners understand that they can be held responsible for the conduct of their tenants and that the Board intends to hold unit owners accountable for tenant violations.

In the event of a violation(s), the accused will be immediately notified of the date of a hearing at which time he/she will be able to present his/her defense. The act also requires that due process of the law be assured before fines are imposed.

Finally, each resident must be prepared to back up any complaint(s) of others violations with a signed statement and attendance at the hearing so that the Board will be in a position to enforce the penalties.

OLDE TOWN VILLAGE CONDOMINIUM RULES & REGULATIONS

1. Condominium Unit

- a. No improper, immoral, or unlawful trade or activity shall be carried on near or around OTV Condominium grounds.
- b. No additions, alterations, or improvement of a structural nature may be made without prior written consent from the Board of Directors.
- c. Owners/Tenants must exercise extreme care to avoid unnecessary noise by children (or others) or the use of musical instruments, stereos, radios, television, and amplifiers that might disturb others.
- d. Parents are responsible for direct control and supervision of their children and guests' activities in order that they do not become an annoyance to other residents or a hazard to the common elements, private property, or to themselves.
- e. The noise curfew hour is 10:00 p.m. (this includes loud talking, loud music, and any other disturbances or commotion distracting to residents).
- f. Off-site Owners must present to the Board of Directors a copy of their tenants lease agreement within thirty (30) days after occupancy.
- g. Immediate and reasonable repairs should be made to any Unit damaged due to the negligence or lack of preventive maintenance of another Unit Owner/Tenant.
- h. Violations of this section of OTV Rules and Regulations will result in a \$20.00 fine for the first offense and a \$20.00 fine for each subsequent offense if the offense is not of a continuing nature. If the offense is of a continuing nature, the Board may impose a fine for each day the offense continues.

2. Grounds

- a. Outdoor cooking must be kept a minimum of 30 feet from the building.
- b. Personal property (grills, lawn furniture, etc.) must be kept in an orderly fashion and confined to the patio area. No laundry, rugs, mops, or the like are to be hung from or spread out on the patio area.
- c. No signs of any kind are permitted on the grounds or common elements unless authorized by the Board of Directors, except temporary real estate signs.
- d. Any planting of flower beds by a Co-Owner must be maintained by the Co-Owner.
- e. No storage - whatsoever - is allowed on the patio area.

- f. No defacing of OTV property i.e. graffiti on walls, air conditioning units, etc.
- g. Violations of this section of OTV Rules and Regulations will result in a \$20.00 fine for the first offense and a \$20.00 fine for each subsequent offense if the offense is not of a continuing nature. If the offense is of a continuing nature the Board may impose a fine for each day the offense continues.

3. Vehicle Violations

- a. No vehicle shall be parked whereby it is obstructing the sidewalk.
- b. No vehicle shall be parked on OTV property which does not display valid registration and tags.
- c. No vehicle is to be parked in the parking lot which is not in operating condition.
- d. No major repairs/business repairs to automobiles are to be performed on OTV property at anytime (i.e. engine repair, transmission, brakes, exhaust system, etc.)
- e. No trailers, campers, house trailers, boats, commercial vehicles or the like shall be parked on OTV property.
- f. Vehicles with detachable cabins/campers shall not be detached and parked on OTV property.
- g. Violations of this section of the OTV Rules and Regulations shall result in a \$20.00 fine for the first offense and a \$20.00 fine for each subsequent offense if the offense is not of a continuing nature. If the offense is of a continuing nature, the Board may impose a fine for each day the offense continues.

4. Children

- a. Children are not allowed to play in the parking lot or laundry rooms at any time. Ball playing in the courts is prohibited. Children are to play on the playground or in the field area.
- b. Violations of this section of the OTV Rules and Regulations will result in a \$20.00 fine for the first offense and a \$20.00 fine for each subsequent offense if the offense is not of a continuing nature. If the offense is of a continuing nature, the Board may impose a fine for each day the offense continues.

5. Pets

- a. Any pet determined to be a nuisance or threat to the community, in the opinion of the Board of Directors, will not be allowed on OTV's property.
- b. No animal shall be kept, boarded, or raised except for keeping as domestic pets only, provided such keeping is not for commercial purposes.

- c. All pets must be accompanied by an adult when on the condominium grounds and shall be leashed or carried. Prince George's County Animal Control will be called if any animal is found running loose on condominium grounds.
- d. Pets are to be exercised in the field area.
- e. No pets shall be tied to or in any way restrained to trees, poles, or other objects on condominium property.
- f. Violations of this section of OTV Rules and Regulations will result in a \$20.00 for the first offense and a \$20.00 fine for each subsequent offense if the offense is not of a continuing nature. If the offense is of a continuing nature, the Board may impose a fine for each day the offense continues.

Pet owners are advised that there are further regulations in Prince George's County laws and that the OTV Board of Directors reserves the right to enlist the aid of appropriate county agencies in obtaining compliance with these regulations.