

Iverson Village Condominium
Bylaws Summary & CCR Guidelines (**revised Feb 17, 2023**)

This By-law Summary provides residents with a list of general restrictions documented in accordance with Article V, Section 8 (a-q) of the Bylaws established by the Iverson Village Condominium (IVC) Board of Directors (Board). Please note: This is not a comprehensive list. Homeowners and Residents should refer to the Bylaws and Covenants for a complete "Restrictions of Use" list. This summary includes policy standards, guidelines, and ("house rules").

The IVC Board and the appointed Management Agent, Quality One Property Mgt., reserves the right to cite and fine homeowners directly by assessing fines to their monthly HOA fee. NOTE: Homeowners are financially liable for their tenants, and their guests who are found to be in violation of this amendment.

RESIDENTS SHALL

1. Keep their limited common elements/area clutter-free, safe, and orderly.
2. Be responsible for damage caused by their guests or tenants to the common elements of the condominium. Cost of damages, if not satisfied, shall be assessed by the Board, and shall constitute a lien against the Unit.
3. Provide notification to the Board in writing (within 10 calendar days of lessee move-in) when leasing out a Unit. The notice should include- Unit Address, Date, Lease term, Names(s), Phone number, and Email contact for the new leaseholder(s). Unit owners shall assure that every executed lease agreement contains a provision explaining the rights to the tenants to use and occupy a Unit at Iverson Village Condominium.
4. Provide a copy of this Bylaw Summary to all current and new leaseholders to ensure that all residents are aware of, therefore shall be subject to the provisions of the Declaration, Bylaws, "house rules", and other reasonable rules and regulations developed by the Iverson Village Board of Directors.
5. Visibly display the Unit/House # number in both the Front and Back of the Unit.

RESIDENTS SHALL NOT

1. Store motorcycles, mopeds, large patio furniture, oversized grills, exercise equipment, tire, rims, etc., on patios, sidewalks, front or backyards, grass or other vegetated or common elements unless approved by the Board.
2. Post any advertisements, signs, or posters of any kind in or on the Property, unless it is a "For Sale" or "For Rent".
3. Use stair railing, window seals, porch, or other common elements for drying clothes, towels or for hanging or suspending objects such as bicycles, tools, etc.
4. Use or allow storage of *large grills* (max. 26") or *fire pits* (any size) on the property or on any common elements such as sidewalks or porches. **When in use, grills, or other flammable items (ex: smokers, fryers) MUST BE a minimum of 10 feet away from the Units.**
5. Install any wires, satellite dish, or antenna for radio, television, or other material on any exterior surface of the building, ESPECIALLY THE ROOF. **Dish can ONLY be grounded in the BACK area of the unit. Exposed wiring of any type MUST be securely and aesthetically placed without dangling from or on the Unit.**
6. Use large tents or canopies on the property beyond 24 hours. Tents cannot be left up overnight.
7. Make excessive, loud, and disturbing noise (in or outside) while playing music, instruments, radios, television, etc. **Noise levels must always be kept to a reasonable level. Violations will be imposed if excessive noise is reported during the hours of 10:00 PM to 9:00 AM.**

8. Park without a valid IVC Parking Permit. The parking lots are private property and are reserved strictly for owners and residents who are in good standing of assessment fees. **Unauthorized vehicles are at risk being ticketed or towed at the expense of the vehicle owner.**
9. Park or store any abandoned vehicle, inoperable, commercial, or other vehicle under repair without a valid license plate. Any such vehicle shall be subject to removal by towing at the expense of the owner.
10. Permit dogs, cats, birds, and other household pets to be a nuisance or cause unreasonable disturbances. **Pet owners are responsible to immediately dispose of any solid waste from their pets.** The Board shall have the right to order any person whose pet is a nuisance to remove such pet from the property. Pets shall be carried or leashed when on the common elements.
11. Change or damage to the landscaping including grassed areas and shrubbery.
12. Wash cars or other vehicles in the private parking lots or common elements. Public street washing is acceptable.
13. **Dump trash on the ground exterior of the dumpsters.** All trash must be placed inside the dumpster. No large garbage cans shall be maintained in any common elements, except when curbside bulk pickup has been arranged with the County (Call 311). Bulk pickup items must be placed at the curb after dusk the evening before the scheduled pickup date.
14. **Dump or place any large items (furniture, computers, mattresses, etc.) anywhere on the property, not even in or on the grounds near the dumpsters. Instead, bulk trash pickup MUST be arranged.** Dumping of this type is an illegal act and will be treated as such. Help us to keep our grounds clean by anonymously reporting dumping. Discretely notate the Date, Tag#, Vehicle type and Vehicle color when reporting and pictures are priceless!

STANDARDS AND GUIDELINES

Unit Owners AND Tenants can report violations anonymously directly to Quality 1 Office@quality1propertymanagement.com Attach a photo to help support the violation. Your name and personal information **will NOT be shared** with the violator.

Bylaws and house rules violations are managed by Quality 1 Property Management and the IVC Board. Blackstone will send notification to the homeowner and the violator with instructions on how to correct and close a violation without fines.

Unattended violations shall result in the following actions:

- First violation notices with 30 Days to correct
- Second notice after 15 days if needed
- Hearing and Fine imposed afterwards if unresolved
- Fines imposed to HOA fees from \$75 to \$500 per violation

All homeowners' requests or petitions regarding a violation must be addressed in writing to the Board of Directors or to the Management Agent. Written petitions must be submitted to IVC Board Secretary, Vicki Jackson at ivc.vjackson@gmail.com

Quality 1 Property Management: (240) 770-5381

Towing: FastLane Towing: (301) 420-4012

Bulk Trash/and other PG County Services: Call 311 or www.CountyClick311