

Mount Vernon Condominium Association, Inc. Rules and Regulations for Owners & Residents

INTRODUCTION

These Rules and Regulations were revised and approved by the Mount Vernon Condominium Association Board of Directors on September 25, 2023. These rules supersede all previously published Rules and Regulations for the Mount Vernon Condominium Community.

The Bylaws of Mount Vernon provide that all unit owners, tenants, employees of owners and, tenants, or any other persons that might use the condominium or any of the facilities thereof, in any manner, are subject to all terms and conditions of the Bylaws and Rules and Regulations of the condominium.

The Bylaws authorize the Mount Vernon Board of Directors, representing the condominium unit owners (Association), to adopt rules and regulations deemed necessary for the benefit and enjoyment of the community, provided that they are not in conflict with the Virginia Condominium Act. Acting under this authority, the Board of Directors has adopted these Rules and Regulations governing the use, maintenance and alteration of the condominium units, the common elements and the limited common elements. (The vertical boundaries of the condominium units are the vertical plane of the inside unfinished surface of all walls, windows and doors encompassing the unit. Common elements are anything not within the boundaries of the unit or being classified as a limited common element; common elements include, but are not limited to, such things as the pool area, parking lot and driveways, alleyways, sidewalks, flower beds and grassy areas, etc. Limited common elements include, but are not limited to, such items as mail slots, window screens, storm windows, storm doors, etc. Patios and parking slots, assigned to each unit for use and enjoyment, are also examples of limited common areas.)

To initiate a request for approval of any item under the Rules and Regulations, residents must contact the Mount Vernon property manager.

Correcting violations of the Mount Vernon Bylaws and Rules and Regulations, or repairing any damage to common elements or limited common elements caused by unit owners or tenants is the responsibility of the unit owners. The cost for such repairs, if any, will be incurred by the owner involved.

In accordance with the provisions of the Virginia Condominium Act, violations of the Bylaws or the Rules and Regulations may result in the additional assessments.

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I. GENERAL INFORMATION

As is required by law, the management of Mount Vernon is provided by the Board of Directors of the unit owner's association. The Board of Directors is authorized to hire a management company to provide assistance in management. References to various committees are references to committees appointed by the Board. The Bylaws set forth the details for election of the Board members and the officers as well and their duties.

II. SALE OR LEASE OF A UNIT

Required Disclosure. Virginia law requires that certain pertinent information about the Association, and its financial condition, be furnished by a selling Unit Owner to a prospective buyer.

Leasing. A selling unit owner must furnish a prospective buyer with the information that the prospective buyer may not rent the unit unless the number of present rental units is below 20% of the total number of units in the Association. The selling unit owner may obtain the current percentage figures from the property management company. If the rental cap percentage is under 20% and a new owner is allowed to rent his/her unit, they must file a copy of the rental agreement with the property management company and must do so every time the unit is rented. Current owners who rent their unit, must file a rental agreement with the property management company and must do so every time the unit is rented. They must provide renters with the Rules & Regulations and renters must abide by these. Currently, the percentage of rental units exceeds the maximum allowance, therefore, a prospective buyer may not rent the unit. Any unit owner who employs a realtor should notify such realtor of this rule. Lease term must be a minimum of one year.

Realtor Signs. Realtors' signs indicating that a unit is for sale or for rent are prohibited in Mount Vernon, to include display in windows. Any such sign found on Mount Vernon property will be removed. Open-house and lead-in signs are allowed the day of the event and must be removed the same day. Any unit owner who employs a Realtor should notify such Realtor of these rules. Such signage may be displayed only on City property; no such signage may be displayed within a window of a unit for sale.

III. FEES AND PAYMENTS

Association Fees. Association fees, which are based on the annual budget approved by the unit owners at their annual meeting, are due and payable on the first day of each month. The Association fee includes pool maintenance, snow removal & sidewalk clearing, grass cutting & landscaping, gas, water, sewage, trash collection and other operating expenses. Checks should be made payable to Mount Vernon Association

and mailed to Landmark Property Services, P.O. Box 18033, Richmond, Virginia 23226. This fee can be deducted from your bank account on a monthly basis. A form for this can be obtained from Landmark Property Services.

Late Payments. A late charge of \$30.00 will be assessed against each unit owner who fails to pay his or her Association fee on or before the 10th of the month in which it is due, and an additional \$10.00 will be added for each subsequent month as long as a unit owner's account is delinquent because of principal or late charges.

IV. AUTOMOBILES AND PARKING

Parking. Parking on the Mount Vernon premises is reserved for residents and guests. Each unit owner is assigned one reserved parking space with their unit letter stenciled on the blacktop on their parking space.

- A. Residents and their guests may not park in spaces assigned to other residents without authorization. Residents are responsible for informing guests of this regulation. Guest parking is available in designated spaces along the Hamilton Street side of the property as well as on the expressway side.
- B. Trailers, campers, recreational vehicles, boats, and commercial trucks may not be parked on Mount Vernon premises.
- C. Vehicles kept on the premises must have current state license plates, and inspection stickers.
- D. Inoperable vehicles may not be kept on the premises.
- E. Non-residents (including owners not residing at Mount Vernon), former residents and current owners or residents, may not "garage" vehicles on the premises. (If a vehicle in an unmarked space is not moved for more than 2 weeks, it is considered garaged.)
- F. Unauthorized vehicles parked in violation of the above regulations may be towed at the owner's risk and expense without notice.
- G. Residents are responsible for preventing oil and other fluid leaks from the undercarriages of their cars. Any resulting charges associated with cleaning or repairing the parking lot will be assessed to the resident.
- H. Automobile repairs, excluding washing, may not be performed on Mount Vernon premises.

- I. No vehicle may extend beyond the lines of a parking space.
- J. Appropriate regulation size car covers in good condition are permitted only in parking spaces on the expressway side of the property.
- K. Bicycles or any other items may not be placed against, parked, nor secured to lamp posts or trees within the community or on surrounding City property.
- L. Temporary Storage Bins: Refer to Page 10, Section XI.

V. GENERAL MAINTENANCE

Trash and Recycling. Trash and recycling are collected from the marked receptacles in the alleyways on Monday mornings.

- A. All trash must be bagged and tightly sealed before being placed into the receptacle.
- B. It is required that all cardboard boxes be broken down.
- C. Any trash or recycling that will not fit into the receptacle with the lid closed may not be left in the alley for trash collection.
- D. Construction debris is not to be placed in recycling or solid waste containers located within the alleyways or anywhere within the community. Construction debris may be placed in the 30 yard receptacle provided for residents/owners when on site.
- E. No construction debris containers are to be placed within the community by residents, owners, or their contractors.

Dumpsters. Dumpsters are provided on the Mount Vernon premises in the spring, fall and at the end of each year for use by residents. Residents will be notified of the specific dates in advance.

Outside Faucets. The maintenance staff will turn on all outside faucets on or about April 15th and turn them off no later than November 15. If a unit owner/resident turns a faucet back on and frozen pipes result, the cost of damage and repair will be charged to the unit owner.

Interior Water Cut-Off. The faucet cutting off all water to a specific unit is located in each unit inside the first floor closet where the furnace/air conditioning

system is located. It is on the side wall in front of the furnace. In some units, this faucet is located under the kitchen sink. Due to the age of the structure, it is recommended that care be given when operating the shut-off.

VI. GROUNDS AND LANDSCAPING

Patios. The patio is a limited common element. Any alteration to this condominium owned property requires a request be submitted to the Mount Vernon Architectural Committee and approval by the Board. Application to the Architectural Committee for the proposed changes should include specifications for the alteration.

- A. Any change to patio surfaces must be submitted to the Architectural Committee for review and approved by the Board.
- B. Hot tubs, jacuzzis and swimming pools are not allowed on patios. Small ornamental fountains or fish ponds may be installed if submitted to the Architectural Committee for review and approved by the Board.
- C. Residents may plant trees in the patio area if submitted to the Building and Grounds Committee Chairperson to be reviewed and approved by the Board. A list of approved trees (fruit trees are excluded) may be obtained from the property manager.
- D. Patio bushes and trees may not be allowed to grow above gutter lines (with exception in E below) or to cause damage to buildings, patio fences or patio areas. Owners are responsible for trimming trees and bushes within their patio areas and removing dead trees and limbs.
- E. Existing cedar trees planted before the Rules and Regulations prohibited them can be exempt from the "gutter line" requirement because they are not susceptible to pruning. Please notify the Buildings and Grounds Committee Chairperson for this exemption to be reviewed and approved by the Board.
- F. Residents may replace the rear wall lamp, in the same location, next to the living room glass door with a lamp in keeping with Mount Vernon's architectural style. Additional wall lamps, spotlights, or post lamps may not be installed.
- G. Satellite dishes may be installed if reviewed by the Architectural Committee and approved by the Board. Satellite dishes must be on a

free-standing post and may not be attached to the wall of the buildings or fence and may not be above the fence line.

- H. Residents may have small sheds within their patios which do not exceed the height of the fences. Installation of these sheds must be reviewed by the Architectural Committee and approved by the Board.
- I. Residents may have a small fence in front of the air conditioning unit or around it which does not exceed the height of the fences.
- J. No items are to be placed on the patio which are visible above the fence line (with the exception of umbrellas, umbrella poles and trees).
- K. No items are to be mounted to the interior (patio) side of the fence which are visible above the fence line.
- L. To avoid attracting rodents, the feeding of birds, chipmunks, and squirrels is prohibited.

Front Yards and Garden Beds. Front yards & garden beds are areas of the common elements and fall under the association's ownership and responsibility.

- A. Grass and shrubbery are maintained by a landscaping company provided by the Association. Residents may not remove, replace or trim the uniform shrubbery planted by and belonging to the Association.
- B. Objects such as garden hoses, garden tools, flower containers, rock gardens, ornamental fences, flower boxes, etc. are not allowed in front yards, gardens or windows.
- C. Beds on the expressway side may be used for annuals, perennials, or herbs.
- D. Beds in front of units may be used for blooming annuals during the blooming season. Plants should be placed between the established landscaping and grass turf. Annuals must not impede the growth of the shrubbery and must be removed at the end of the blooming season.
- E. Flowers, vines, hanging baskets, or objects may not be hung or planted on lampposts or doorways/archways.
- F. No plants may be planted within 2 feet of the gas meter on the side of the buildings unless it is an official Mount Vernon landscaping. Mount Vernon landscaping supersedes all other landscaping.

- G. Due to space limitations and the fact that residents share a common front porch, residents may choose two (2) from the following list of approved items to be displayed on their side of the unit's front porch or yard (decorative flower pot, small garden flag or small hanging pole flag, garden statue or decorative door wreath). All approved items listed must be in good repair and appropriate size for this area.

Alleyways.

- A. Alleyways must be kept free of excess vegetation and accumulation of garbage, trash and other debris around the trash cans or on the ground.
- B. Residents are responsible for keeping alleyways unobstructed and large items such as furniture may not be discarded in the alleyways.

VII. PETS

Pets. Two domestic pets – cats or dogs - may be kept at Mount Vernon per unit. Requests for exceptions must be submitted to and approved by the Board. Owners must accept their responsibilities in upholding Mount Vernon guidelines concerning pets.

- A. The Board may require any Unit Owner/Resident who owns a pet that disturbs or causes discomfort to others, that damages property or that becomes a nuisance to others, to remove that pet from Mount Vernon.
- B. Pursuant to City of Richmond Ordinance, Sec. 4-31, dogs must be kept on leashes at all times. At no time are dogs allowed to run free on Mount Vernon premises.
- C. Pets are not permitted in the flower/shrubbery beds in front of the units, grassy areas at the ends of each building, nor in front of the Grove and Patterson Avenue buildings. Pets are not allowed to relieve themselves in these or any other part of the condominium grounds.
- D. Pets may not be housed in patio areas and pet food may not be left on the patios. Pets may not be left unattended in patio areas for extended periods of time.
- E. Pets are not to be leashed, unattended or fed in front of any unit under any circumstances.

- F. Pets may relieve themselves in the grassy area next to Hamilton Street and other city owned property in accordance with the laws of the city of Richmond, i.e., pet owners are responsible for picking up pet waste and disposing of it properly. (Failure to pick up after a pet is a violation of city ordinance and can result in a \$250 fine.) Failure to pick up after a pet on Mount Vernon property may result in a \$50.00 fine, per occurrence, from Mount Vernon.
- G. Pet owners will hold the Mount Vernon Association and each of its members free and harmless against any loss, claim or liability arising from keeping or maintaining pets within Mount Vernon.
- H. No livestock or domesticated animals may be housed on Mount Vernon premises, nor shall any pet that is required to live outside of a unit.
- I. Pets must be licensed and inoculated as required by law.

XIII. STRUCTURAL CHANGES

Approval. Any structural changes to patios, windows, doors, outside of front or back of units must be submitted to the Architectural Committee for review and approved by the Board. Examples of these are listed below in each section.

Windows, Doors & Screens.

- A. Mailboxes, name plates or similar objects may not be attached to the exterior front of the buildings, doors or windows unless approved by the Architectural Committee.
- B. Audible doorbells are not permitted.
- C. Residents may install a “Ring” or similar video system with approval. Residents must sign a document agreeing to follow the rules related to placement of the doorbell. The device must be solid black or a combination of black and silver, the bottom of the device must be 24” from the top of the storm or front door and centered over the locking hardware.
- D. All visible front door hardware - door knockers, mail slots, knobs and locks, etc. - must be brass and matching in style to the community hardware.

- E. Television or radio antennas, air-conditioning units, or other objects may not be installed on, or protrude through, the exterior walls, roof, windows or doors of the condominium. Security alarms may not be installed on the fronts or ends of buildings. A temporary exemption may be approved by the Architectural Committee by request.
- F. Owners may install storm doors. A list of appropriate styles may be obtained from the property manager and must be painted the same color as the front door.
- G. All windows are required to be covered with appropriate treatments. Windows and patio doors must have suitable, well maintained treatments in good working order, i.e. blinds, shutters, drapes, curtains, shades. Aluminum foil, cardboard, newspapers, posters, blankets, towels, sheets, flags, or any other makeshift form of covering, may not be used as window treatments, curtains, shades or decorations.

Replacement Windows. Window replacements are the responsibility of the unit owner and must be submitted to the Architectural Committee for review and approved by the Board. Applications to the Architectural Committee must contain a picture or a brochure of the planned replacement window.

- A. All replacement windows to the front side of Mount Vernon buildings must meet specifications approved by the association. These specifications may be obtained from the property manager.
- B. Replacement windows for the second floor window above the patio may be replaced in styles equivalent to the original sliding aluminum window. Window grids and casement windows are not allowed.
- C. Living room sliding glass doors may be replaced with doors in keeping with Mount Vernon's architectural style.
- D. All replacement window glass must be clear and may not be tinted.

Awnings. Installation of awnings for the second floor window above the patio and living room glass door (first floor) must be approved by the Architectural Committee. Awnings may be solid colors or striped (no patterns or commercial images) and both awnings must match.

IX. SWIMMING POOL

Pool. Each unit owner is issued one pool pass per full time resident. The pool passes and guest passes, along with the Swimming Pool Rules and Regulations, will be

sent to owners who have returned their form requesting passes, prior to the opening of the pool on Memorial Day.

X. MISCELLANEOUS

Temporary Storage Bins. Use of temporary storage bins on Mount Vernon premises requires coordination with the property manager and approval by the Board of Directors. If approved, bins must be placed on the expressway side of Mount Vernon and must be positioned so they are not visible from Hamilton Street. Bins are allowed to be kept on the premises for a maximum of 30 days. If a unit owner requires use of a storage bin for a duration which will exceed 30 days, it will be necessary to have the bin stored off site by the receptacle provider.

Signs. No signs for sales, rent, advertisement or political statements may be displayed from windows, doors, in yards, or in any other common or limited common elements.

Appliances. Owners may install washers/dryers according to local codes. Any installation requiring a new roof penetration or any building penetration must have prior approval from the Board of Directors. Gas operated clothes dryer appliances are not allowed. Gas water heaters are permitted.

Noise. Residents and their guests should avoid any noise that disturbs other residents particularly between the hours of 11:00 pm and 8:00 am. Noise is amplified and carries especially in the patio areas.

Solicitation. Solicitation and panhandling is prohibited in Mount Vernon either by residents or non-residents.

Holiday Decorations. Residents must remove exterior holiday decorations within 30 days of the holiday.

Exterior Lighting. No exterior holiday lighting of any kind is allowed at any time in the front of the units on doors, hand railings, shrubbery, grass, or in the outside of windows.

Flags. Flags of advertisement are not allowed to be displayed by residents. Flags that are permitted are not to exceed 3 feet by 5 feet. Flagpoles are not allowed on Mount Vernon property.

Lights. Front lights must be on from dusk until dawn at all times. Residents should notify the property manager if a lightbulb replacement is needed. It is highly

recommended that residents keep patio lights on during this time as well to ensure safety in the alley ways.

Rules & Regulations. Each prospective buyer will receive a copy of the Rules & Regulations prior to purchase of a unit. Owners must provide all current renters with a copy of these Rules & Regulations and both owners and renters are required to abide by them. Rules & Regulations are also available on the Mount Vernon website.

Yard Sales. Residents may not hold individual yard sales on the premises.

Laundry Rooms. Laundry rooms are located on site on the expressway side of buildings 301, 407, and 509. Residents may obtain the laundry room door code from the property manager. Please see laundry room rules located in each laundry room.

MOUNT VERNON ASSOCIATION

UNIT OWNER(s)/RESIDENTS(s) CERTIFICATE

The undersigned Unit Owner(s)/Resident(s) of Mount Vernon Condominiums hereby certify that I/we have received a copy of the Bylaws and Rules and Regulations of Mt. Vernon. I/we understand that the provisions of these documents have been written for the benefit of all Unit Owners/Residents of Mt. Vernon. I will provide these Rules and Regulations to any person who is allowed to rent my unit.

Dated

Unit Owner/Resident