

**HOMELAND VILLAGE CONDOMINIUM ASSOCIATION
INTRODUCTION TO THE RULES AND REGULATIONS
REVISED: SEPTEMBER 2004**

This document contains the Rules and Regulations of Homeland Village Condominium. In addition to the Bylaws, which is the primary governing instrument under which Homeland Village operates, it is necessary to have a separate set of rules and regulations. These rules complement and help clarify the Bylaws and provide the basis for orderly condominium living within the community. It should be remembered that the rules and regulations do not replace the Bylaws in any way. Some provisions overlap both documents, but this is merely for convenience. All the provisions of both documents are always in force. In case of conflict between the wording of the two documents, the Bylaws always prevail.

The rules have been established over the years for the benefit and protection of all Homeland Village residents. They reflect standards of common good as have been defined by community sentiment. They apply to all owners, tenants, family members and guests. The Board of Directors has the obligation and the authority to develop and enforce these rules, as described in the Bylaws and Title 11, Section 109 (d) of the Maryland Condominium Act (1983 Edition).

These rules will take precedence over all previously issued ones. Therefore, you are urged to read and review these rules carefully. Over the years it has become apparent that without enforcement, the rules are often ineffective, which is the reason for a system of sanctions. It must be emphasized that the only reason for having sanctions is to ensure that the rules and regulations are followed. The Board anticipates that the enforcement procedure will result in greater community awareness of the reasonable standards of conduct that residents have the right to expect from each other. There are four classes of violations, described as follows:

Class	Maximum Sanction for First Violation After Written Warning	Maximum Sanction for Each Subsequent or Continuing Violation
A	\$100	\$200
B	\$75	\$150
C	\$50	\$100
D	Non-monetary sanction	

Each rule or group of rules has a class of sanctions or penalties associated with it, and breaking the rule may subject the offender to a fine, as indicated above. However, a fine can be assessed only after due process procedures have been followed (see Enforcement Procedures, below). A fine will be assessed against the owner of the unit, regardless of whether the offender is a tenant, guest, or household member. It will appear on the condominium fee bill in the first month immediately following its imposition. If not paid by the time the monthly condominium fee is normally due, the fine will be considered unpaid, and a higher penalty may be imposed. If the fine is still unpaid, a lien may be placed against the unit in question. This means that the unit cannot be sold unless the fine is paid and the lien removed. In addition, the Board has the authority to foreclose on a lien, if necessary (Title 11, Section 100 (f) of the Maryland Condominium Act).

**HOMELAND VILLAGE CONDOMINIUM ASSOCIATION
GENERAL RULES AND REGULATIONS
REVISED: SEPTEMBER 2004**

1. **AWNINGS/WINDOW GUARDS (C):** No awnings or window guards shall be used except as shall be put up or approved by the Architectural Control Committee of the Homeland Village Community Association, Inc. (the "Community Association").
2. **COMMON USES (C):** The sidewalks, paths, and other areas for use in getting to and from parking spaces, units, or other facilities shall not be obstructed or used for any purpose other than for ingress to and egress from the parking spaces, units, or other facilities, and shall be used in accordance with the rules promulgated by the Community Association. There shall be no use of common grounds, lawns, plantings, flower beds or shrubberies (within or without the Common Elements) in any way which shall damage those areas or the vegetation thereon, increase the maintenance thereof, or cause unreasonable embarrassment, disturbance, or annoyance to unit owners in their enjoyment of the common grounds, areas, and plantings in the vicinity of their units.
3. **CONDOMINIUM FEES:** As per Maryland law, condominium fees are considered delinquent if not paid by the 15th of the month. The Bylaws provide for a late fee of \$10.00 for each occurrence of late payment.
4. **DAMAGE TO BUILDING STRUCTURE (A):** The repair of any damage to a building structure shall be paid for by the unit owner or the person responsible for the damage.
5. **DRYER VENTS (C):** All dryer vents must be covered to prevent birds and any other animals from obtaining access. Dryer vents must be checked to make sure they are not clogged. If clogged the owner/renter of the unit must remove the obstruction from the vent.
6. **FIREWOOD STORAGE (C):** Firewood should be placed on a platform or in a container away from the privacy fences and homes but within the limited common area designated for each unit's exclusive use. This is necessary to prevent termites from migrating as well as to inhibit the infestation of rats and other animals and also to prevent damage to the common grassy areas of the community.
7. **GRILLING (B):** Grilling will only be permitted at least twenty (20) feet from the building.
8. **INFLAMMABLE MATERIALS (B):** No unit owner or any of his agents, servants, employees, licensees, or visitors shall at any time bring into or keep in his unit any inflammable, combustible or explosive fluid, material, chemical or substance, except for normal household use.

9. **NON-RESIDENT LANDLORDS (C):** Within ten (10) days of occupancy, the unit's occupants shall be listed with the management company. Also, the management company shall be provided with a copy of the landlord/tenant lease arrangement. Such agreement shall include the names, genders and date of birth of all occupants. Landlords must cooperate with the Condominium Association and the management company by keeping their tenants well informed of Association procedures. This section shall apply to any case in which the owner does not maintain residence on the property.
10. **PETS (C):**
- a. All pets must be leashed or carried by the owner when outside. This applies to all pets entering the Condominium property.
 - b. Pet owners are solely and totally responsible for the cleaning and sanitary disposal of all excrements from their pet(s). Pet owners walking their pets shall immediately clean up and dispose of all excrements from their pets. Pet owners should not allow their pets to urinate on private property.
 - c. All pets shall be registered and inoculated as required by law. No poisonous, wild, or exotic animals are permitted.
11. **STORAGE (C):** The unreasonable or unsightly storage of materials shall not be permitted on patios, porches, decks, balconies, common grounds, or behind/in front of the units and common elements.
12. **UNLAWFUL USE AND DISTURBING NOISES (B):** No unit owner or occupant shall make or permit to be made any disturbing noise within the Common Elements, common areas, or in the units by himself, his family, friends, tenants, employees, servants, or invitees, nor permit anything to be done by any such persons as would interfere with the rights, comfort, or convenience of other unit owners or occupants. No unit owner or occupant shall play or allow to be played any musical instrument, radio, TV, stereo, tape recorder, or the like in such an unreasonable manner so as to disturb or annoy any other unit owners or occupants.
13. **VIOLATIONS OF LAW (B):** Any act which constitutes a felony or misdemeanor under the state and local laws shall be prohibited on the property.