

MARQUEE PARK PLACE HOA
Top Twelve Rules and Regulations



1. **ARCHITECTURAL GUIDELINES - No Improvements without Prior Approval.** No improvements of any kind whatsoever shall be commenced, erected, placed or altered upon or around any Residential Unit or any Exclusive Use Common Area until the Owner has submitted complete plans and specifications for approval. No sound systems of any kind, including TV's are to be attached to any walls without making an architectural application.

2. **NO PET'S ALLOWED** – This community is prohibited from having any pets (i.e. cats or dogs) at any time. Guests of residents are also prohibited to bring pets onto the property.



3. **NO RESIDENT PARKING ON VISITOR LEVEL – SUBJECT TO TOW.** Every resident is deeded two parking spaces at Marquee. You will need to arrange outside parking for your extra vehicles.



4. **DISTURBANCE - NOISE** – After 10 pm, the volume must be significantly reduced to keep from disturbing other residents. This includes, but not limited to, loud speaking on balconies, televisions, radios and other sound emitting devices.

5. **BALCONY** – **Balcony surfaces shall be mopped** or cleaned in such a manner as to not cause any water to extend beyond the boundaries of the balcony; remember to be courteous to your neighbors below. **No furniture, plants, satellites, umbrellas, or other materials shall extend beyond the height of the balcony railing. No barbeques or gas/propane heaters** may be installed or used within any balcony.



6. **ELEVATOR USE** - Move in/out and deliveries must be **scheduled** at the front desk 5 days prior to the date. If you have a small delivery, please notify the front desk associate for assistance. Deposits are required!

7. **AMENITY ROOMS** – A reserved event is anytime that you would like the room exclusively. You will need to make a reservation via the Front Desk and leave a **deposit of \$250**. All **clean up** and trash removal is the responsibility of the party using the facility. The Amenity Rooms are available from **11:00am to 11:00pm** seven (7) days a week.

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8. **NO SMOKING BUILDING** – Smoking is not allowed in any common area of the Association property, including, without limitation, the pool area, BBQ area, all amenity rooms, parking area, all garage levels or the front entrance. No odorous matters shall be emitted from an individual unit in such quantity as to become a nuisance to a member or the entire association. No throwing lit or expunged cigarettes off balconies please.



9. **GATE ACCESS** – All residents are to use the resident access lane and the **gate clicker**. Make sure to wait for the gate to completely open before proceeding and watch for incoming guests and pedestrians. Keep your **speed to a minimum**.

10. **IN UNIT MAINTENANCE** – The Association is not responsible for the inside maintenance of your units and each resident is responsible to routinely maintain all appliances, HVAC system, plumbing, plumbing fixtures, light fixtures and smoke detectors to name a few items, throughout the year. Here are a few of the more common maintenance items to focus on annually. **A/C Heat pumps** – Change out the filters every quarter or sooner regardless if you run your system. **Booster Switch** – Make sure to use the booster switch every time you use your dryer. If the booster switch does not work do not run the dryer. **Dryer Vent** – The vent inside the dryer needs to be cleaned after every load. The dryer vent that is outside above the dryer needs to be cleaned a minimum of every two weeks.



11. **DOCUMENTS** – As a full time resident, your personal information may change so please make sure to update your information at the front desk periodically. If you have newly moved to the Marquee you will need to perform some general housekeeping at the front desk. You must have all the necessary documents turned in to the Front Desk to make sure that the association has all the appropriate information. These documents include Resident Information Form, a Vehicle Registration Form, and Emergency Contact Information, a copy of the Lease Agreement, a signed Condo Rental Form and your Authorized Guest List.

12. **INSURANCE-OBLIGATION OF OWNERS TO MAINTAIN POLICY.** Pursuant to Section 12.3 of the Association's CC&Rs each owner is required to maintain insurance. Specifically \$1 million liability and property insurance. Further, Owners are required to provide the Association with copies of the insurance declaration pages or certificates of insurance.

IF YOU NEED ANY ASSISTANCE OR MORE INFORMATION ON ANY OF THESE TOP ELEVEN RULES OR ANY OTHER RULES, PLEASE CONTACT THE FRONT DESK AT (949) 250-5785 FOR SERVICE. MARQUEE PARK PLACE RULES ARE AVAILABLE ON THE WEBSITE www.marqueeparkplace.org. THANK YOU!