

Metro at Michigan Park Rules and Regulations

Metro at Michigan Park has adopted the following Rules and Regulations to be followed by all residents at all times.

- **UNREASONABLE NOISE:** All residents have a right to quiet enjoyment of their living space. All noises must be kept to a minimum, especially during the hours of 10:00 p.m. to 8:00 a.m. Work at units should not start before 9:00 a.m. and end no later than 6:00 p.m. Work should only be performed Monday through Saturday only. Failure to abide by this rule could result in a \$100.00 fine per incident can be levied against the owner(s) of the unit who fail to comply, after being duly notified of a complaint.
- **TRASH, LARGE ITEMS, FURNITURE, NEWSPAPERS, AND FLATTENED BOXES:** Only bagged trash may be placed in the dumpster/compactor. Compactor door must be closed after each use. No trash may be left outside of the dumpster, as it is a municipal code violation and goes against Association documents. No large items may be left at the dumpster site or anywhere else on the property. Such items must be disposed of by the resident/owner off property.
- **HURRICANE SHUTTERS:** All hurricane shutters must be approved by the Association prior to installation. The Association's Architectural Review Board application may be submitted for consideration.
- **ATTICS:** No personal items of any kind are to be stored in attic spaces, per municipal Fire Marshal code. Any fines assessed by the Fire Marshal for infractions will be passed on to unit owners.
- **UNDERGROUND UTILITIES:** No utility work can be done without notifying the Association of such work. Any permitting required must be presented with the notification. Any damage to the Association's property can be assessed to the unit owner.
- **COMMON PASSAGEWAYS:** Per Fire Marshal regulations, personal belongings cannot be placed in hallways or the common area of the Association. Standard doormats are permitted.
- **OUTDOOR COOKING:** Fire Marshal codes states *For other than one and two-family dwellings, no hibachi, grill, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on balcony, under any overhang, portion, or within 10 feet of any structure.* In accordance with the municipal code, no grills are allowed at Metro at Michigan Park. Additionally, no grilling is to take place in the pool or volleyball court area.
- **SOLICITING:** The Association does not permit outside soliciting of any kind.
- **COMMERCIAL AND RECREATIONAL VEHICLES:** Association documents prohibit commercial and recreational vehicles. If moving, please advise management of the date and time so that your vehicle is not towed from the premises.
- **VEHICLES:** All vehicles must be properly registered, drive-able, and parked appropriately on the property. Any vehicle who parks illegally, has expired tags, is inoperable, or parked in an unapproved parking space is subject to being towed. All vehicles parked in their designated spots must fit completely in the spot allocated for the unit.

Disclaimer: *These rules and regulations may be modified at any time. For the most up to date version, please visit the homeowner portal.*

- **STAIRWELLS/METER ROOMS:** Fire Marshal law prohibits items from being stored in stairwells and utility rooms. No bicycles, skate boards, or other recreational vehicles may be stored in the common area.
- **LAUNDRY ROOM:** Laundry room must be kept clean and orderly. Clean lint from dryer after each use. Using the laundry room is at your own risk and personal items must remain under your control at all times. Any refunds or maintenance problems regarding equipment should be reported promptly to the phone number on the laundry room wall. The Association provides this service as a convenience.
- **GUESTS:** A “guest” is any person who is not the unit owner or a lessee, or a member of the owner’s or lessee’s family, who is physically present in or occupies the unit on a temporary basis at the invitation of the owner or other legally permitted occupant, without payment of consideration. All guests must abide by Association documents. The owner of the unit takes full responsibility for the actions and behavior of guests. Units cannot be sublet nor may guests reside in the unit for more than 10 consecutive days.
- **PETS:** The maximum number of pets allowed per unit is two. The combined weight of pets should not exceed 40 pounds. Pet owners must be responsible for all pet waste, and maintain their pet on a leash when outside of the unit. Pet liability insurance must be provided to the Association. At the sole discretion of the Board of Directors, your pet can be removed from the premises if rules are broken. No dangerous breeds allowed.
- **CLEANING:** The common area cannot be used for cleaning of your personal belongings.
- **PUBLIC SALE:** Public sales of property are prohibited on property.
- **SIGNS:** No signs of any kind may be displayed in individual apartments or in the common area.
- **LEASING:** All owners must abide by the Association’s leasing process for lease consideration. All tenants must carry a landlord’s liability policy or similar insurance protecting Association. This policy must be provided to the Association and be uploaded to the owner’s account. Owners take full responsibility for their tenants. All rental residents must go through the Association approval process. There are no short term or month to month leases permitted at Metro at Michigan Park. Leases must be sent to management when renewed along with a new resident contact form each year. Failure to abide by these rules can result in eviction. It is the obligation of owners to provide their tenant with a copy of the Association’s Rules and Regulations.
- **COMPLAINTS:** Any complaints should be in writing and sent to the Association’s management, Zeal Community through email at mmo.support@zealcommunity.com, or the phone line at (321) 209-9798.
- **PARKING:** Each owner is assigned a parking space, which is designated as a Limited Common Element. The owner or his/her tenant shall have exclusive rights to that space.
Anyone who parks their vehicle in an unapproved space may have their vehicle towed.

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