

MAPLE VILLAGE TOWNHOMES CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

Maple Village is a small condominium association. The Maple Village Board of Directors like to think of this as a community and hope all the residents will respect the community and their fellow community members.

The following are some basic rules for all owners and tenants of this complex:

1. Meetings

- a. Private Board Meetings - Meetings of the Maple Village Board occur on a regular basis, to be decided by the current Board.
 - b. Annual Business Meeting- There is an annual meeting for all homeowners with Continental Management leadership - details about this will be distributed so that all homeowners interested in coming can attend. Notes available upon request.
 - c. Open meetings - Open meetings with the Maple Village Board will be held for all homeowners at the discretion of the current Board. All homeowners are welcome to attend the open meeting(s) when they are planned. These meeting times/dates will be posted on the mailbox when they are planned. Notes from the meeting are available upon request. Owners/tenants are welcome to attend the meetings to raise any issues or concerns or may discuss their concerns or issues with their landlord. Homeowners are also welcome to submit concerns at any time via email or phone call to the Board.
2. **Condo fees** (\$265/month total : \$215 Association Fee and \$50 Assessment) are due on the first (1st) of each month. Water and sewer bills are due within 30 days of the bill date. A late fee of \$10 is charged for Condo fees paid after the 15th and water and sewer bills after 30 days. **All checks should be made payable to Maple Village Condo Association and mailed in care of Continental Real Estate Management, 300 South Allen Street, State College, PA 16801. Please make sure all checks indicate what unit the payment is for.**
3. Effective February 1, 2004, parking permits will be required to be displayed on the rearview mirror of vehicles parked in the lot. Parking in the complex is restricted to residents. The Association has a contract with Walk's Towing to monitor the parking lot for vehicles that are not displaying the parking permit. **Towing will be at the owner's expense.** *Visitors who are staying overnight are required to park elsewhere. Overnight parking is permitted on the sidestreets.* Long-term storage of cars in the parking lot is prohibited. There are 12 additional parking permits that can be purchased on a first come first serve basis for \$75 each. Parking of vehicles on the grass is prohibited.

Effective March 25th 2022, the parking lot will not have restricted parking between the hours of 6AM and midnight, daily. Between midnight and 6AM daily you must have a valid parking pass displayed from your rearview mirror to park in the parking lot.

4. Dogs are not permitted to be out in common areas off leash or be tied out for extended periods of time in the common areas of the complex. **All dog waste must be picked up immediately by the dog owner.** For those units that border Blue Course Drive and W. Whitehall Road, if you see people allowing their pets to defecate on our property, please alert them that this is not permitted. The Board would like to remind owners/residents that the Borough has an animal enforcement office, who will be called if dogs are allowed to run loose or are not cleaned up after properly.
5. Trash is to be put into the dumpster at the back of the property. Only trash in the dumpster will be disposed of. There are (2) pickups per week. Please place recyclable materials in the appropriate blue bins by the dumpster.
6. Bulk items (furniture, appliances, mattresses, etc...) can be disposed of at the dumpster. However, they are collected separately from the regular trash pickup. Wednesday is bulk item pick up day. You **must** call the Borough to arrange for this pickup. The telephone number is 814-234-7135. You must call before Wednesday to have the pickup made that week. **There is no additional cost to the person calling for collection.**
7. Individual garden/flower beds are permitted as long as a solid border surrounds the garden or flowerbed. This makes it easier for our lawn care provider to mow and edge. **The gardens also must be maintained in a well-groomed fashion.**
8. Storage of toys, lawn furniture, bikes, etc., is not permitted on sidewalks, parking lot or yards (common areas of the Association). Lawn furniture, grills, bikes, etc., are permitted to be stored on individual porches. Porches should not be used for storage of trash, boxes, etc.
9. Children are not permitted to play in the parking lot for their own safety.
10. The Board has established a \$25 fine for violations of the Rules and Regulations stated above. A written warning of the violation will be mailed to the owner/resident to give them time to correct the violation. If the violation is not corrected, then the fine will be levied.
11. Please call Continental Real Estate Management (the Property Management Company) at 814-238-1598 with any questions or maintenance issues.

Revised 03/22