Mountainview Condominium Association, Inc.
Complete Rules and Regulations as of Jan 2017

All emergencies/issues with the complex should be reported to PMS immediately after the proper authorities are notified

Property Management Services
19509 Garrett Highway, Suite 2 Oakland, MD 21550
Office: 301-387-7368 (M-F: 9-5)    After Hours: 301-616-5976
libby@pmshomerentals.com    kerrin@pmshomerentals.com

EMERGENCY PHONE NUMBERS
Dial 911 for any fire, police, or medical emergency
Sewer System Failures: 301-334-7190
Maryland State Police: 301-387-1101
Garrett Regional Medical Center: 301-533-4000
DNR Police: 301-777-7771
Sheriff's Office: 301-334-1911

These rules and regulations govern the use of common elements and other activities affecting the overall value of Mountainview Condominium Association, Inc., property and the well-being of owners, renters and guests. These rules have been established by the Board of Directors and will be reviewed annually. They are binding on all owners, renters, and guests. It is the responsibility of the owners and their rental companies to ensure that guests and renters understand these rules and it is required that these “Rules and Regulations” be maintained and posted in each unit by unit owners at all times.

EMERGENCY SEWER SITUATIONS:
The Deep Creek Lake sewer system consists of a number of individual collection systems on each home or complex with pumps and pipes to convey sewage to a central processing facility. The Mountainview Condominium sewage collection system and pump is located between the two buildings with a control box and red emergency light on a post next to it. Should problems occur with this system, a red light will flash and/or an audible alarm will sound to alert occupants of a system failure. If this occurs, immediately call 301-334-7190 to report the situation.

GENERAL:
1. Owners shall provide to the property manager a copy of the main key to the front door of their unit as well as a key to the closet door under the basement steps where the main water shut off is located. The primary purpose is for emergencies, but will also allow access for general maintenance when and/or if necessary.
2. Owners that rent their unit are to instruct their rental agency to provide a copy of these rules and regulations to all renters in addition to having a copy posted in their unit.
3. Owners are required to maintain continuous electric service and owners, tenants, renters and guests must keep the thermostat at minimum of 55 degrees (at all times) during the winter months to ensure that pipes do not freeze.
4. Unit owners must carry H-06 insurance and provide an insurance certificate to the property manager yearly.
5. The water supply to the unit must be shut off when the unit is unoccupied.
6. Debris of any type shall not be thrown or dropped from outside balcony areas.
7. No more than eight (8) occupants are allowed per unit overnight.
8. Each unit must be equipped with smoke detectors and fire extinguishers (ABC type).
9. Excessive noise and unreasonable late night activity creates a problem for everyone and is prohibited. Please respect others rights after 11:00 p.m.

FIREWOOD: Firewood is the property of the unit owner (not for community use).
1. Firewood may only be stacked on the lakeside, ground-level porch between and only between mid-September and late April.
2. Firewood may be stacked on the south side of the pump-house in the summer months. (The reason for removal of firewood from the ground level porch area is that wood has been known to contain termites and also becomes a place for mice to nest.)
TRASH:
1. All refuse is to be placed in plastic bags and deposited in the dumpster at the end of the parking lot.
2. Recycling can be done at Bumble Road Trash and Recycling Site or Kings Run Road Trash and Recycling Site. (See separate sheet for directions to these sites.) At this time, only the following items are recycled in Garrett County: clean/rinsed #1 and #2 plastic; green, clear, and brown glass; aluminum cans; and newspaper.

PETS: Renters and guests are not permitted to have pets on the property.
Owners who have pets are responsible for litter clean up. All pets must be kept on a leash and in direct control of owners at all times. Owners are fully responsible for pets.

DOCKS: Contact the property manager regarding questions concerning dock usage and assignments.
1. DOCKS ARE FOR THE EXCLUSIVE USE OF OWNERS AND RENTERS.
2. Running, jumping, or pushing on the docks is not permitted at any time.
3. Caution should be exercised when using docks to assure no damage to boats or bathers. Should damage to docks or boats occur, the property manager should be notified immediately.
4. There is a 5-mile per hour (3 knot-no wake zone) speed limit within 100 feet of the shoreline for the entire lake. This is strictly enforced by DNR.
5. For safety, no glass objects are to be taken on the docks or in the area—plastic or paper only.
6. Adults must supervise children while on the docks and while in the water area.
7. There are five doublewide dock slips at Mountainview. Each unit is allocated one dock space for either a boat or jet ski.
8. Dock spaces are numbered the same as and corresponding with the units (see dock layout diagram below). Boats must be kept in numbered slips associated with the unit.
9. Docks are for the sole use by Mountainview owners or renters. If an owner uses his or her dock space for their own boat and rents his or her unit, there is no dock space available for their renter.
10. From a courtesy standpoint, bumpers should be placed on both sides of the boat as well as on the outside of the boat to protect your boat as well as your neighbor’s boat.
11. If an owner or renter does not have a boat, the dock space cannot be used by others.

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SNOW REMOVAL: Anyone who contacts a rental company for snow treatment will be responsible for all charges related to that service call, not the unit owner or Mountainview Condominium Association, Inc.
Owners, guests, and renters must contact Property Management Services, (not a property rental company), for snow plowing, treatment, and clearing of the two community driveways, parking lot, all walkways, and porches.

PARKING:
1. No parking is allowed near the dumpster.
2. Please park vehicles in front of the unit you are occupying and limit the number of vehicles for each unit to 2-3, especially during peak vacation periods.
3. Trailer parking is limited to watercraft trailers. They may be parked in the parking lot between the two residential buildings or at the base of the northern driveway to allow space for personal vehicles in front of units.

SIGNS:
No sign of any kind shall be displayed to public view or from any unit or the common elements, without the prior consent in writing from the Architectural Control Committee. Such signs include but are not limited to: "For Sale, For Rent, or Private Parking".