

Mariners Green 2 Homeowners Association Resident's Handbook



Mariners Green 2 Clubhouse Pool Complex



Mariners Green 2 Reef Pool Complex

Welcome to Mariners Green 2!

We hope you enjoy the resort lifestyle that comes with living in
MARINER'S GREEN 2 HOMEOWNER'S ASSOCIATION



At Mariners Green 2 you can enjoy water sports (swimming, skiing, kayaking, wakeboarding), two pools, a wader pool, spa, two saunas, boat storage, Fitness Center, Sports Court, and Community Clubhouse. All this within 10 minutes of SFO, 30 minutes to downtown SF, 40 minutes to Oakland & San Jose and their airports.

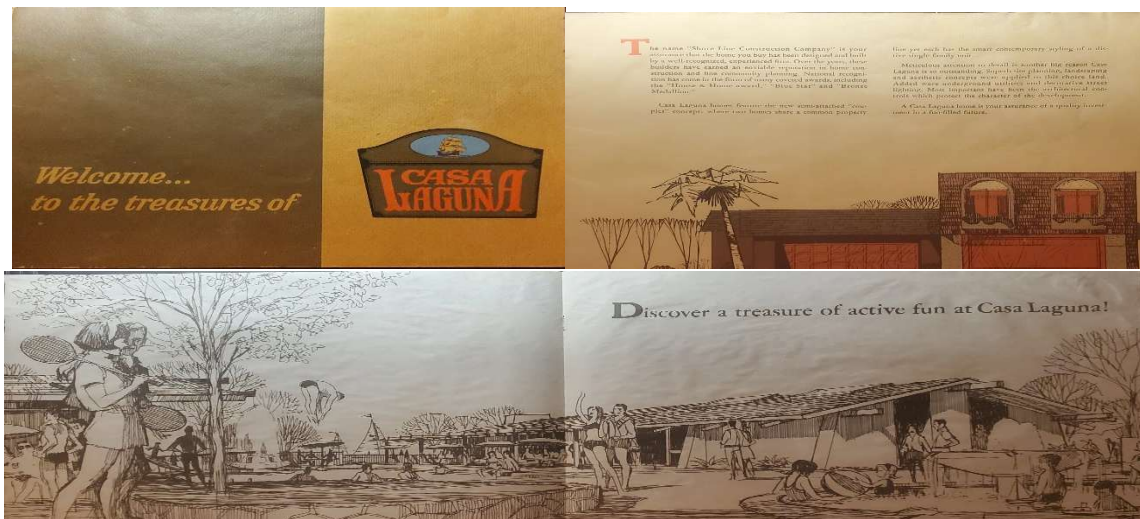
This document is designed to acquaint all who live here, owners and renters, on the Association's background, HOA dues and voting structures for owners, who to contact when you have a problem, how to access our amenities, and the Association Rules.

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2 BACKGROUND ON THE ORIGINAL COMMUNITY

The area that you live in was developed by the Shoreline Development Company in 1966 as a private community named Casa Laguna. 65 attached Single-Family homes were to be built on the water, and ten apartment buildings with a total of 261 apartments. Below are parts of the original Sales Brochure, and the opening comments on what the community offers. The attraction of our community then, is the same today!



To oversee the appearance of the community and common area assets that each member had a small interest in, a homeowner's association (HOA) was incorporated in 1968 named Mariners Green 2 Association. The newly formed HOA developed two governing documents that oversee the responsibilities of the Association and the individual owners of homes and apartment buildings.

The first governing document was the Covenants, Conditions, and Restrictions (CC&Rs) that clearly state what an owner could do, could not do, what they were responsible for doing and the owner's voting rights. Attached single family homes had two votes per election, and each apartment building had one vote per apartment per election, controlled by the building's owner. This document also states the responsibilities of the HOA in overseeing that all parties were aware of and performed their responsibilities.

The second document was the By Laws, which established the rules of the Association. Monthly HOA dues were established to fund everyday operational costs (Operational Funding) and to maintain and replace the assets that the Association was responsible for (Reserve Funding). A ratio of dues was established. Attached to single family homes was the base fee; the apartment owner(s) paid half the fee for each of the apartments they owned.

One of the most significant points that potential owners and existing owners need to note is that unlike many other HOAs, our HOA monthly dues do not cover the painting, landscaping, roofing, internal electrical/water, driveways, walkways, and utilities of the attached single-family homes and apartment buildings. They are the owner's responsibility. The dues cover the common area assets: the pools, clubhouse, fitness center, landscaping and most importantly the streets and sidewalks (as they are private). However, the HOA reserved the rights to the oversight of the privately owned homes and apartment buildings (landscaping, driveways, painting) for their external appearance. The HOA also reserved the right to create architectural standards and to enforce them. Simply put, if an attached home or an apartment building was not kept up to HOA standards, it has the legal authority to require the upkeep to be done.

The above is a key reason why the monthly HOA dues for attached single family homes are lower than most other planned communities (HOA's) who cover some or all those expenses.

3 UPDATES TO THE ORIGINAL COMMUNITY

It is important to know what happened as it has applications to both owners and those who are renters.

- 1) The originally planned 65 attached single-family homes were not completed as first designed. In the late 1970s, the remaining 15 undeveloped lots starting at 648 Fathom Drive were purchased by a different developer and re-permitted for 16 lots. That is why when you look at homes from 648 down, they are different styles. That is because they are newer and are attached on both sides with no walkways between the houses going all the way through to the water.

- 2) Five of the original apartment buildings were not initially developed.
 - a) A second apartment building, 735 Fathom, was completed by its landowner in the late 1970s and joined the originally built 730 Fathom. It is called Mariners West Apartments.
 - b) In the 1980s, the owners of the planned apartment buildings at 465 Fathom Drive, 456 Mariners Island Blvd., and 490 Mariners Island Blvd. were approved to be built as Condominiums instead of apartments. Those buildings were named collectively as Mariners Reef.
 - c) Of the five original apartment buildings that were developed:
 - 1) 600 Mariners Island Blvd. was built as an apartment building and remains one today.
 - 2) 626, 688, 710 Mariners Island Blvd., and 707 Fathom Drive that were built as apartments were converted into Condo buildings. 626 is called Casa Laguna 2, 688 is called Casa Laguna 1, 710 is called Casa Laguna 3, and 707 is called Casa Laguna 4.

4 MARINERS GREEN 2 HOA DUES, VOTING RIGHTS AND RESPONSIBILITIES

Originally:

- 1) Each owner of an attached single-family home was considered a member of Mariners Green 2 Homeowners Association and therefore was a partial owner of the common area assets. They received two votes for any elections. They were also monthly assessed dues for their home at the established price. If a person owned two homes, they were considered a member of Mariners Green 2 for that home also, paid the dues for it, and have two votes for the other house also.
- 2) Each apartment building owner was considered a member of Mariners Green 2 for each apartment. Since they owned all units within their building(s) (like a person owning two or more homes) they were assessed monthly HOA dues for each apartment they owned (half of the full amount), and they had one vote per election for each apartment they owned.

For example (please note that dues could change), an attached single-family homeowner pays \$195 monthly for each home they own and have two voting rights for each home they own. The Owner of 600 Mariners Island Blvd. Apartments have 24 apartments, so they paid 24 X \$97.50, or \$2,100 monthly and they have 24 voting rights.

Currently:

- 1) For the attached single-family homes and the three remaining apartment buildings (600 Mariners Island Blvd. and Mariners West Apartments- two buildings 45 Units total under one owner), it continues in the same way that it started. Each Owner remits their HOA Monthly dues and has votes based upon the number of houses or apartments they own.
- 2) For those buildings that were apartment buildings but were converted to Condos with individual owners of each unit within, it is now different. Once the ownership of each unit was held by a separate owner it meant they also had a share of their building's assets, its expenses, and received a voting right for their unit. The group of owners had to create their own Association and internal CC&Rs, By Laws and dues structure to maintain their jointly owned building and their expenses. The dues that they establish cover their buildings projected expenses and reserves for future expenses AND the \$97.50 per unit that used to be paid for all apartments by the apartment building owner to Mariners Green 2.

For example, the dues a Condo owner pays monthly is \$597.50; \$500 goes to their HOA's expenses, \$97.50 per unit goes to Mariners Green 2 HOA.

5 RESPONSIBILITY FOR UPKEEP AND RESERVES FOR FUTURE EXPENSES

5.1 ATTACHED SINGLE FAMILY HOMEOWNERS

They are responsible for everything inside their home and exterior paint, roof, landscaping and driveways. Plus, their monthly HOA dues pay their share for having Mariners Green 2 maintain the common community assets and amenities.

5.2 CONDOMINIUM

Each Condominium owner is responsible for their share of everything inside the common Condominium building area, plus exterior paint, roof, landscaping and driveways. They pay for these items as part of their HOA dues. Plus, they pay their share for the common community assets and amenities as part of the dues.

5.3 APARTMENT BUILDING OWNERS

They are responsible for everything inside the apartment building, plus exterior paint, roof, landscaping and driveways. Plus, they pay the monthly HOA dues for each of their apartments to pay their share to maintain the common community assets and amenities

6 SPECIAL NOTATION FOR RENTERS OF ATTACHED HOMES, CONDOMINIUMS & APARTMENTS

Individuals who rent are not members of Mariners Green 2, nor are they members of the various Condominium Associations. The owners of record are. Owners control whether their renter can or cannot use the Association's amenities by delegating their rights to their tenant. Any disputes renters are handled **with their unit owners** (be it an attached single-family home, a Condo, or an apartment); and/or their owner's individual property managers.

If there is an issue with renters violating the Rules of Mariners Green 2, the owner of the attached single-family home, the condominium, or the apartment building is to appear before the Board to discuss what happened. They are the Association member and have delegated the use of the community amenities to their renter. The owner is the party responsible for their renter(s) actions.

7 WHO TO CONTACT IF YOU SEE ANY PROBLEMS WITHIN OR AROUND YOUR HOME/CONDO/APARTMENT, THE ASSOCIATION OR NEED AMENITIES SERVICE

7.1 REPORTING CRIMES, PROPERTY DAMAGE AND COMMON AREA MAINTENANCE

- 1) The Mariner Green 2 HOA has security cameras at the private street entrances and at the Community Amenities that are referred to the San Mateo Police Department.
- 2) The Condos and the Apartments employ their own security process for their buildings.
- 3) Mariners Green 2 HOA also is a member of Neighborhood Watch, a San Mateo Police Department community involvement self-policing program that helps residents learn what to do and what not to do. Its principle is simple, if you "See Something, Say Something."
 - For observance of criminal actions in progress, call 911.
 - For suspicious actions, call the non-emergency line at San Mateo Place Department (650)522-7700.

7.2 ASSOCIATION PROPERTY DAMAGE AND COMMON AREA MAINTENANCE

Maintenance issues **within** condo/apartment buildings are reported to your specific management company **not the Manor Association**. Please contact your management company about how to report regular needs and after-hours emergencies. For your convenience there is a space to list the contact information that you received.

Common-area maintenance issues around the pools or on the Association's common-area property should be reported to the Manor Association at cs@manorinc.com or call (650) 637-1616. A live customer service associate can be reached between the hours of 9:00am-12:00pm and 1:00pm-5:00pm, Monday-Friday. Other times, if the issue you are reporting is an emergency, you will have the option to connect to the after-hours emergency line*. For non-emergency requests, a message can be left, and your request will be followed up on during regular business hours.

** PLEASE NOTE: Connecting to the Manor Association emergency line is only for emergency requests. A \$51 fee is assessed to Mariners Green 2 HOA for each call to this number. Callers will be billed back for this fee for requests deemed non-emergency or for services that are not the Association's responsibility.

7.3 WHO CALLS WHOM AND FOR WHAT LISTED BY RESIDENT TYPE

7.3.1 Attached Single Family Homes | Owners or Renters

7.3.1.1 *Inside problems within the house, the landscaping or the driveway*

- 1) Renters contact their owner or owners' management company.
- 2) Owners contact their vendors.

7.3.1.2 *Problems outside the private property of the owner (the pools, spa, sports court, the streets)*

- 1) Renter or Owner contact cs@manorinc.com.

7.3.1.3 *Access for Amenities (pools access, fitness center membership, rental of the picnic area, rental of the Clubhouse, Boat space, or Barge rental)*

- 1) Renter or Owner contact cs@manorinc.com.

7.3.2 Condo Buildings | Owners or Renters Problems within the unit (Inside)

- 1) Renters contact their owner or owners' individual management company.
- 2) Owners contact their vendors

7.3.2.1 *Any problems outside the Condo unit but within the building, its garage, its landscaping, or hallway*

- 1) Renters contact their Owner, Owners' individual management company, or the property management for that Condo Association if told by the Owner.
- 2) Owners contact the property management for their Association. Space is left for you to fill in your info

Mariners Reef Condo Association _____

Casa Laguna 1 688 Mariners Island Blvd. _____

Casa Laguna 2 626 Mariners Island Blvd. _____

Casa Laguna 3 710 Mariners Island Blvd. _____

Casa Laguna 4 707 Fathom Drive _____

7.3.2.2 Problems within the pools, spa, sports court, Fitness Center, Clubhouse, or streets

1) Renter or Owner contacts cs@manorinc.com

7.3.2.3 Access to Amenities (pools, fitness center membership, or rental of picnic area, Clubhouse, Boat Space, or Barge)

1) Renter or Owner contacts cs@manorinc.com

7.3.3 Apartment Buildings | Renters

7.3.3.1 Inside problems within their unit

1) Renters contact their property management company.

7.3.3.2 Any problems outside their apartment but within their building, its garage, its landscaping, or hallway

1) Renters contact their property management for their unit. Space is left for you to fill in your information.

Mariners West Apartment _____

600 Mariners Island Blvd. _____

7.3.3.3 Problems within the pools, spa, sports court, Fitness Center, Clubhouse, or streets

1) Renters contact cs@manorinc.com

7.3.3.4 Access to Amenities (pools, fitness center membership, rental of the picnic area, rental of the Clubhouse, Boat space, or Barge rental)

Space is left for apartment renters to fill in as appropriate (if instructed differently by their Apartment Manager.

1) Renters contact cs@manorinc.com or _____

8 MAINTAINENCE RULES THAT APPLY TO THE ASSOCIATION'S OWNERS

Exterior property maintenance (gardening, painting, walkways, driveways, patios, decks and docks etc.) of attached single family homes, the Condo buildings through their Association's HOA, and the Apartment Building through their ownership are the responsibility of the owner(s).

Any modification, improvement, update, or addition requires Board approval. An architectural request form is available at cs@manorinc.com.

Mariners Green 2 HOA CC&Rs require that all properties are well maintained and within guidelines to avoid any fines. Owners will be notified by the HOA's Property Management Company (the Manor Association) from information furnished from the methods below:

- The Board employs the Manor Association to conduct an Monthly Beautification Review of the properties looking for weeds and excessive overgrowth of planting, debris left out in driveways, faded or paint colors that are not within the Association's Color Palette (especially: garage doors, as they must be painted to match the house's color pallet, non-painted roof flashing and roof vent pipes, moss or algae on paint or driveways, non-secured wires, tiles or shakes, broken tiles or dry rotted wood.
- The Board conducts a water-side review of the attached single family homes with the Manor Association looking for weeds and excessive overgrowth, debris that has floated up under the homes, faded or paint colors that are not within the Association's Color Palette, moss or algae on tiles, shakes wall paint or buttresses (small 5 inch sections that separate the house in the back), rusting or missing railings/or stairs, broken tiles, dry rotted wood or objects placed into the common areas.

9 MAINTAINENCE RULES THAT APPLY TO THE ALL RESIDENTS

9.1 WITHIN AND AROUND THE ATTACHED SINGLE-FAMILY HOME, CONDO OR APARTMENT

- All units (attached to single family homes, Condo units and apartments are for residential use only. That means that no businesses can run out of your home except for a home office - nor can you operate a business within the Association's Common Areas or Facilities.
- No noise, music or other sounds loud enough to disturb your neighbors in permitted at any time.
- Garbage cans, recycling bins, yard waste containers or other receptacles shall not be stored in public view. They must be inside of the garage, behind a fence or within a storage area. The attached single-family homes on the water are required to store the garbage cans in the garage or behind a gated area that cannot be seen by others front or water side.
 - Garbage can(s) are to remain nonvisible except for a time before and after pickup day by San Mateo Civil Code. In our Association, containers from the attached single-family homes can be placed out on Wednesdays after 4:00pm and must be returned to the garage by 6:00pm on Thursdays.
- No laundry, rugs, towels, etc. may not be hung in public view. Balconies and all decks cannot be used for storage or living areas. If you live in a Condo building and wish to enclose your railing certain restrictions apply to each building as to what that enclosure can consist of. Check with the board of directors of your building, or the respective management company.

9.2 ON AND AROUND THE LAGOON

- The Lagoon water depth is controlled by the City of San Mateo according to the schedule found at this link: <https://www.cityofsanmateo.org/1067/Water-Levels-and-Flood-Control>

- Boats that use the Lagoon must have a daily pass or acquire a yearlong fee. Those caught by the Harbor Patrol can be fined by the City of San Mateo. Here is the link for information: <https://www.cityofsanmateo.org/724/Boating>
- You must stay at least 50 feet from all boat docks while boating.
- Swimming shall be confined to within 50 feet of the dock of the residence. No open water swimming.
- The common areas (the green areas between the houses) are not to be used as access to the Lagoon for swimming, launching rafts kayaks and surfboards, etc.
- There is a beach near 400 Fathom that is an area for launching watercraft items that you can carry that do not have motors.
- There is a public beach and fee launch area for larger boats to enter the lagoon. Parkside Aquatic Park (650) 522-7434 <https://g.co/kgs/R9pUExF> It also is the area that you can secure daily or yearly passes from the Harbor Patrol. Take Norfolk Street to Roberta Drive in San Mateo. About 10 minutes away.

9.3 ON THE STREETS

- The speed limit on all interior streets is 15 m.p.h. The speed bumps are in place to enforce the speed limit.
- There is no reserved parking. All streets and outside parking lots are first come first served. Parking in your garage and or driveways of attached single family homes is recommended to help relieve congestion.
- The Association streets are private and under the jurisdiction of the CC&Rs, and the Bylaws. Cars in violation of registration requirements, parking time limits, size of vehicle, or working on their cars will be cited and could be towed at the owner's expense. Trailers (boat, campers, or carrier trailer) are not allowed to be parked in the parking lots or the streets. Refer to the Violation notice in Appendix.

9.4 DOGS AND CATS

- Dogs and Cats are allowed in the community for the attached single-family homes by the CC& Rs. The owners may have different rules. Condo buildings and Apartment buildings may have specific rules that apply to their residents. Those residents need to check with their owners and/or their management companies.
- Per the City of San Mateo's leash law, you are required to have your dog on a leash when out walking. [https://www.cityofsanmateo.org/721/Animals-in-Parks---Rules-Regulations#:~:text=\(a\)%20To%20be%20upon%20any,haltered%2C%20or%20leashed%20by%20a](https://www.cityofsanmateo.org/721/Animals-in-Parks---Rules-Regulations#:~:text=(a)%20To%20be%20upon%20any,haltered%2C%20or%20leashed%20by%20a)
- If you are taking your dog out to do its business, carry a bag, clean up after your animal, and deposit it in the Doggie Station. This is your responsibility, not anyone else's.
- Dogs may only relieve themselves on common area lawns, NOT on the lawns of the attached single-family homes.

10 ASSOCIATION AMENITIES

10.1 THE POOLS AND SPA

Access to the pools and their bathrooms is free of charge to all residents through an app on your smartphone (ProdataKey). Note that this is the only means to gain access to the pools. Hours are 6 am to 10 pm. Pools are heated from April 1 through Oct 31. The spa is heated year-round. Contact the Manor Association at cs@manorinc.com to setup the credentials needed to access the pools.

- A complete list of pool and Jacuzzi rules is posted at each Pool and attached in the Appendix.

10.2 OTHER AMENITIES

The Fitness Center or rental of the Clubhouse, Picnic Areas, Boatyard storage space, and Barge rental requires application, proof of residency and some require a fee. Residents must process their request directly. Owners cannot complete the application for themselves and give it to their tenants.

10.2.1 The Clubhouse

- The Clubhouse is only available for residents to rent for private functions. It is not open regular hours. If there are Association events, or there is staff on hand; the Association's membership will be informed.
- You must complete and sign the Rental Agreement. Contact Manor Association at cs@manorinc.com to setup up your function.
- There is a non-refundable rental fee, and a refundable cleaning/damage deposit required.

10.2.2 Fitness Center

- The Fitness Center is in the Clubhouse Pool complex. Access to the Fitness Center is from 6 am to 10 pm every day for those who have completed an application and have been granted electronic access on their smartphone (ProdataKey). Note that this is the only means to gain access to the Fitness Center.
- You must be 18 years or older to access the Fitness Center alone. Guests 14-17 years old must be accompanied by their parents or legal guardian.
- You must complete the Fitness Center Agreement. Contact Manor Association at cs@manorinc.com to receive an Agreement, understand its requirements and sign it. Once the completed and the Agreement is returned to the Manor Association, you will be instructed how to attain access.

10.2.3 The Picnic Areas

- There are two picnic areas with a table, umbrella and a BBQ for each by the Fitness Center. The Fitness Center is located in the Clubhouse Pool complex.
- The picnic areas are on a first come basis for groups of less than 15 people.

- If you are planning a gathering of more than 15 people, there is no charge, however, you need to contact the Manor Association at cs@manorinc.com to create a reservation. A reserved sign will then be placed on one of the two picnic areas. Renters are responsible for clean up and removal of garbage.

10.2.4 **Boat Storage**

- Two fenced Boat Storage areas are available, one by the Clubhouse Pool and one at Reef Drive and 400 Block of Fathom. A contract that documents your licenses and gives you the rules is required.
- The spaces are on a first-come basis and boat size is limited to 21 feet.
- Contact the Manor Association at cs@manorinc.com to check availability and receive the necessary forms to complete and have your questions answered. There is a key fee.

10.2.5 **Water Side Barge for Maintenance and Repairs**

- There is an 8 foot by 20-foot floating barge available for waterside repairs. A contract that documents your usage days and gives you the rules is required.
- The barge is available on a first-come basis and requires at least 2 weeks' notice before it can be delivered.
- Contact the Manor Association at cs@manorinc.com to check availability and receive the necessary forms to complete and have your questions answered. There is a weekly rental fee.

Mariners Green Homeowners Association #2
Private Pools and Recreation Areas
Members and Guests Only
External Premises are under Video Surveillance
Violations Subject to Prosecution-Calif Penal Code Sec. 502
Clubhouse Pools, Reef Pool, & Reef Jacuzzi

RULES AND REGULATIONS

- 1) Pools & Jacuzzi hours are 6 AM-10 PM all year.
- 2) Pools heated, weather permitting, April 1-October 31. Jacuzzi heated all year.
- 3) Individuals should not swim alone. Those doing so, do at their own risk.
- 4) When using the pools and spa, children under 14 years of age must be accompanied AND supervised by an adult (18 years or older).
- 5) Wading Pool is reserved for those who cannot swim.
- 6) Use of any swimming apparatus (floats, fins, etc.) may be restricted by the Clubhouse Manager and/or a MGA #2 Board Member due to crowd size or safety concerns.
- 7) Courtesy, politeness and good sportsmanship should prevail at all times in the pools and pool areas. No excessive horseplay, no spitting, running, throwing of objects, loud or profane language, and/or loud radio or music will be tolerated.
- 8) Dispose of all trash in the trash receptacle.
- 9) Glass, of any kind, is prohibited in the pool areas.
- 10) STATE LAW does not allow pets in the pools or pool areas. 22 CA ADC 65534
- 11) Smoking is prohibited in multi-unit residential complexes including common areas (pool areas), balconies, within 40 ft. of a building SMMC 07.40.050
- 12) Club property lost or destroyed by a member, or a guest must be replaced and/or paid for by member.
- 13) The Clubhouse Manager and MGA#2 Board Members shall have the right to privately, or otherwise, admonish members, their families or guests who fail to comply with rules and regulations, or other regulations as posted by the Association. In the event of recurring or continuous violations, the members, their families and/or guests, privileges will be suspended.

Guest Provision

- 1) All guests must be accompanied to the pool by an adult member.
- 2) Guests are subject to the same rules as members.
- 3) Members are responsible for the actions of their guests.
- 4) Guests may be limited to two per member, by the Clubhouse Manager or a Board Member.
- 5) The Association, its Clubhouse Manager, Directors or Committees shall not be liable for injuries or accidents which member or guests may suffer through carelessness or negligence on the part of any person or conditions, nor be responsible for injury to or loss of personal belongings of any member or guest.

MARINERS GREEN #2 HOMEOWNERS ASSOCIATION

PARKING VIOLATION NOTICE

12/18/2024

All of the streets (Fathom Drive, Reef Drive, Trader, and Spar Drive) and the Parking Lots of Mariners Green Homeowners Association #2 are private streets. If you have received this notice, you are in violation of one or more of the following Parking Rules and you should act immediately to correct the violation. **All towing and storage charges are the responsibility of the vehicle owner.**

THIS IS WRITTEN NOTICE THAT YOUR VEHICLE(S) WILL BE TOWED.

___ No boats, trailers, campers or commercial vehicles, 10,000 Lbs. gvw. (gross vehicle weight) rated and higher are permitted to be parked or stored on the streets or parking lots of the Association, in the driveways of the single-family home, in the driveways of the condominiums, except for cleaning or light maintenance.

SUBJECT TO TOW AFTER 96 HOURS FROM DATE OF THIS NOTICE

___ Any vehicle without current registration that is **visible and in evidence** on the car, cannot be parked within the Association. Covered vehicles should have their registration and plate in a location that is easy to see or access for inspection and confirmation. Any vehicles having problems with registration, lost or stolen tags, or other registration difficulties MUST report the situation to the Manor Association (6506371616) or cs@manorinc.com for special approval to park within the Association.

SUBJECT TO TOW AFTER 96 HOURS FROM DATE OF THIS NOTICE

___ No vehicle can be parked or stored in the same space on the streets or parking lots of the Association for more than 14 days at a time without the prior approval of the Association in advance of the timeframe in which the vehicle will be parked. Please note that a vehicle that is moved periodically to adhere to the letter of this regulation will be deemed to be in violation of this regulation. If you own more than one vehicle and therefore don't move one of them often, please inform the Manor Association (650-637-1616) or cs@manorinc.com to discuss the situation.

SUBJECT TO TOW AFTER 96 HOURS FROM DATE OF THIS NOTICE

___ No major work on vehicles can be done on the streets or the parking lots of the Association (engine or transmission changes, cars on stands, oil changes etc.).

SUBJECT TO TOW AFTER 96 HOURS FROM DATE OF THIS NOTICE

Thank you in advance for your cooperation. If you feel that you were not in violation as cited, please contact the Manor Association (650-637-1616) or cs@manorinc.com to schedule a time to be heard at a Board of Directors Monthly meeting. Only the Board of Directors has the authority to refund towing expenses. This policy is set by the Board of Directors under authority from the CC&Rs of Mariners Green Homeowners Association #2 and is subject to change.

DATE/TIME _____

LOCATION _____

LICENSE NUMBER _____