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Village Condo Association, Inc.

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RULES AND REGULATIONS

1. (a) The sidewalks, entrances, passages and stairways of the Buildings shall not be obstructed or used for any other purpose than ingress to and egress from the apartment units in the Buildings, and no article shall be placed on any of the same. No stairs, paths or walkways shall be decorated or furnished **by any unit owner** in any manner.

(b) Children shall not play on the stairs, paths, or any exterior landscaped areas not specifically designated as recreational areas and must at all times be under adequate adult supervision giving consideration to the number of children and activities being engaged in. No motorized vehicles, including motorized bicycles, scooters, or the like shall be driven or ridden on paths or common areas. Appropriate caution shall be utilized when non-motorized bicycles, scooters, skateboards, rollerblades or the like are driven or ridden on paths or common areas and foot pedestrians shall also have the right of way.
2. (a) Each Unit is entitled to a **maximum of two (2) parking spaces for overnight use, whether for the owner, guests or tenants**. All vehicles belonging to a Unit owner or tenant must display the appropriate PVCA Parking Permit on their windshield.

(b) No vehicle on PVCA property shall be parked in such a manner as to impede or prevent ready access to any walkways or paths to and from the buildings, nor shall any vehicle be driven on paths or common areas of the Village. No unregistered vehicles may be parked on PVCA property and overnight parking of RVs and boats is prohibited.

(c) All vehicles parked on PVCA property must be in operational running order and shall be subject to being towed at the owner's expense if they are deemed to not be in good mechanical operational order for a period longer than 48 hours. The PVCA office must be notified of prolonged storage of a Unit Owner's motor vehicle in the PVCA parking lot. **Tenants may not store a motor vehicle on PVCA property beyond a 2 week period.**
3. (a) The PVCA swimming pool is for the exclusive use of Unit Owners, their guests and tenants. Persons under twelve (12) years of age shall not be permitted to use the PVCA swimming pool unless accompanied by adequate adult supervision giving consideration to the number of minors present, nor after sundown.

(b) All Unit owners, guests, tenants and visitors shall at all times conduct themselves with the proper decorum when using the PVCA pool, pool deck area and poolside shade structures and shall at all times be appropriately attired, giving consideration to the family nature of Pineapple Village.

(c) No furniture or equipment shall be placed in the pool area except as may be permitted by the Board of Directors. Use of bar-b-ques in the pool area, on the pool deck area and under the poolside shade structures is **strictly prohibited**.

(d) No glassware of any kind is permitted in the pool area, on the pool deck area and under the poolside shade structures.

(e) (i) Pool parties sponsored by Unit owners must be noticed to and registered with the PVCA office no later than the Wednesday immediately preceding the date of the party. Such notice can be provided to the PVCA office via email at: pineapplevillage6100@gmail.com, with a copy to the President and Treasurer of the PVCA Board of Directors, whose email addresses can be found on the PVCA website at: www.pvcavi.com. Pool parties may commence no earlier than 10:00am and must conclude no later than 11:00pm. Music at the pool, either live or prerecorded, cannot be played before 10:00am nor after 10:00 p.m. Unless specific permission is given by the PVCA Board, other Owners, guests and tenants cannot be excluded from the use of the pool or pool deck area or shade structures during another's party.

(ii) The Unit owner giving the party is responsible for cleanup immediately following the conclusion of the party, **such cleanup is not to be delayed until the next day**. Clean up shall include the removal of all trash, sweeping of the pool area, pool deck area and the area under the poolside shade structure and the straightening and organization of all pool furniture. Any damages to the pool furniture, pool area and/or injury to any guest at the party or any other individual shall be the sole responsibility of Unit owner.

(iii) The notice of the pool party from the Unit owner must include an acknowledgement that such Unit owner shall indemnify and hold harmless the Board of Directors and the Pineapple Village Condo Association for any damage to person or property due to negligence or intoxication on the part of the Unit owner or any guests. Owner must furnish proof of liability insurance for his unit, naming the Association as a loss payee.

(f) Tenants who wish to have a pool party must obtain the permission of their Unit owner, and the Unit owner must notice and register the party on behalf of the tenant in accordance with Rule 4(d) above. Both tenant and Unit owner shall be jointly responsible to adhere to the provisions of Rule 4(d) with respect to such tenant pool party.

4. (a) Nothing shall be hung or shaken from exterior doors, gates, windows, or over exterior walls. No clothes shall be hung other than within the owner's patio and in such a way as not to be visible from outside walls.

(b) No structure or object shall be constructed or maintained within a patio area of a height in excess of the fascia height. No awnings or window guards or any other object visible from the outside of a unit shall be used in or about any unit except such as shall have been approved in writing by the Board of Directors, which approval may be granted or refused in the sole discretion of the Board of Directors.

5. Each unit owner shall keep his apartment unit and any patio to which he has sole access in a good state of preservation and cleanliness, and shall not sweep or throw, or permit to be swept or thrown therefrom, or from the doors, windows, or terraces thereof, any dirt or other substance.
6. All name or number plates shall be of a uniform design as designated by the Board of Directors. All exterior colors and finishes of walls, doors, and gates shall be of a color and type approved by the Board of Directors in its sole discretion. All external colors that can be seen from the sidewalk must fit within the color scheme specified by the Association. The acceptable color options are listed below, in addition to the standard color of the exterior walls of the Village which is called "Spanish Parador", PFC#32. While you may notice some units with colors outside of this range, these were painted prior to May 2016, in which this policy has been enforced. Going forward any deviation from this color scheme must be approved by the PVCA Board, otherwise it must be repainted immediately and be subject to fines and penalties.
Naturel (SW 7542): <http://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW7542/#/7542/?s=coordinatingColors&p=PS0>
Naturel Ground (SW 7568): <http://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW7568/#/7568/?s=coordinatingColors&p=PS0>
Summer White (SW 7557): <http://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW7556/#/7557/?s=similarColors&p=PS0>
Impressive Ivory (SW 7560): <http://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW7556/#/7560/?s=similarColors&p=PS0>
7. No aerial, antenna, satellite dish or similar device shall be attached to or hung from the exterior of the buildings, the facia or the roofs of the buildings. No sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of the building, except such as shall have been approved in writing by the Board of Directors, which approval may be granted or refused in the sole discretion of the Board of Directors; nor shall anything be projected from any window of the building without similar approval.
8. No ventilator or air conditioning device shall be installed without the prior written approval of the Board of Directors, as to type, location, and manner of installation of such device, which approval may be granted or refused is the sole discretion of the Board of Directors. Air conditioning compressors **installed after 2007** shall not be located on any portion of the roof or knee walls of the roof of any unit, provided, however, **Units with such installations pre-dating 2007 allowed to remain, and be repaired but not replaced, and when a renovation of the Unit with such "grandfathered" installation occurs, then said installations, & or penetrations, will be removed, and the roof restored.** Each unit owner shall keep any such device that protrudes from the window of the apartment unit in good appearance and mechanical repair. No unit owner shall permit any such device to leak condensation, or to make any noise which may unreasonably disturb or interfere with the rights, comforts or conveniences of any other occupants of the building. If any such device shall become rusty or discolored, the unit owner shall have it painted in a good and workmanlike manner in the standard color selected by the Board of Directors for the buildings. If the unit owner shall fail to keep any such device in good order or repair, and properly painted, the Board of Directors, in their discretion, may remove such device from the window, charging the cost of removal to the unit owner, and the device shall not be replaced until it has been put in proper condition and only with the further written consent

of the Board of Directors.

9. No Unit owner shall make or permit any disturbing noises to emanate from their Unit or patios within the buildings, or do, or permit anything to be done therein, which will interfere with the rights, comforts or conveniences of other Unit owners. Loud noises, music or television and video audio noise shall not be allowed at a volume as to disturb the rights, comforts or conveniences of other Unit owners, their guests and tenants, and specifically are not permitted after 10:00pm or before 8:00am.
10. Water closets (toilets) and other water apparatus in the buildings shall not be used for any purpose other than those for which they were designed, nor shall any sweepings, rubbish, rags, or any other article be thrown into the same. Any damage resulting from misuse of

any water closets or other apparatus in an apartment unit shall be repaired and paid for by the owner of such apartment unit.

11. Unit owners may keep domestic pets pursuant to the Policy and Agreement Regarding Maintenance of Domestic Pets Within Pineapple Village Units and Within the Confines of PVCA Property. Each pet must be registered with the Association by using the Domestic Registration Pet Application. Effective February 2014 tenants and guests are not permitted to maintain a domestic pet within Pineapple Village. Properly registered domestic pets of existing tenants as of February 2014 are grandfathered.
12. Complaints regarding the service of the buildings shall be made in writing to the Board of Directors. Maintenance Requisition forms are available at the PVCA office or on the PVCA website: www.pvcavi.com
13. Unit owners, guests, employees, agents, visitors, tenants or licensees shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roofs of the buildings without prior approval of the Board of Directors of PVCA.
14. Unit owners shall not cause or permit any unusual or objectionable odors to emanate from their Unit.
15. No Unit owner or any of his agents, employees, licensees, tenant or visitors shall at any time bring into or keep in his Unit any flammable, combustible or explosive fluid, material, chemical, or substance except for normal household use.
16. The agents of the Board of Directors may enter any Unit, patio or other area of a Unit within the buildings at any reasonable hour of the day for the purpose of inspecting such area in regard to the violation of these rules and regulations or to inspect for the presence of any vermin, insects, or other pests and for the purpose of taking such measures as may be necessary to remediate any violation of these rules and regulations or to control or exterminate any such vermin, insects or other pests.
17. With the exception of violations of the Policy and Agreement Regarding Maintenance of Domestic Pets Within Pineapple Village Units and Within the Confines of PVCA Property, which specifies separate fines, the **minimum fine for any violation of these Rules and Regulations is \$250 per violation**. The Board of Directors has the sole discretion to set and levy fines for violations of these Rules and Regulations in an amount based on the severity and circumstances of the violation. Repeated violations of these Rules and Regulations will sustain increasing fines. **A Unit owner is responsible for the fines incurred due to the violation of these Rules and Regulations by their tenants, guests and visitors, which if left unpaid will become a lien on the Unit owner's property at Pineapple Village.**