



Rules and Regulations

- Per the governing documents, no more than three unrelated people may reside in a home.
- All indoor furniture must be kept indoors, and the exterior patio/deck areas kept neat and clean. Couches, indoor chairs, plywood, appliances, etc. may not be left outside or on decks. If nothing is done after one (1) week of receiving a warning notice, a **\$50 fine will be assessed.**
- All exterior patios, decks, and porches must be kept in a neat and orderly arrangement with trash bags/cans kept in the rear of the house. If nothing is done after one (1) week of receiving a warning notice, a **\$50 fine will be assessed.**
- If trash is found in front of your unit, a notice will be sent, and you will have 24 hours to remove it. If it has not been removed within 24 hours, the association will have it **removed at your expense.**
- All trash shall be kept in closed containers. Trash can be placed in front of the home after 5pm the day before trash pick-up. Trash bins must be put away by 9pm on the day of trash pickup.
- Laundry may not be hung outside.
- Per the Harrisonburg City Ordinance, pets should be on a leash and under control at all times when outside. Any pet waste must be immediately picked up and disposed of properly. If caught not picking up pet waste, an immediate **\$50 fine will be assessed.** Pet waste stations have been placed around the community for the convenience of pet owners. Please use them!
- The noise level will be enforced per the Harrisonburg City Code.
- Cigarette butts must be disposed of properly. Do not throw them off your patio or balcony. **An immediate fine of \$50 will be assessed** if cigarette butts are found outside of your unit. Throwing cigarette butts onto someone else's area will be not be tolerated. If you see other people doing this, please make sure to notify our office so we can address it.
- Owners/residents are responsible for mowing, weeding, and landscaping their properties. If these areas are left unattended, there will be a warning the first time. If nothing is done after one (1) week, a **\$50 fine will be assessed.** If nothing has been done one week after the fine is assessed, the HOA will have the landscapers take care of it at the owner's expense.
- Window screens must remain installed or placed out of sight inside the unit. No broken blinds, signs, posters, or window writing should be visible from the exterior of the premises. Window treatments should be white to the outside of the house.
- Owners/residents are responsible for power washing their townhomes, decks, awnings, or fences. There will be a warning the first time, and if nothing is done after one (1) week, a **\$50 fine will be assessed.** If nothing has been done one week after the fine is assessed, the HOA will have it taken care of at the owner's expense.
- No sign must be hung or displayed from the interior of the window, except one professionally prepared 18" x 24" "For Sale" sign or two security system decals. No real estate signs are permitted on any Common Element, and no "For Rent" sign of any size is permitted on any Lot or Common Element.
- No commercial, industrial or recreational vehicles, including boats or trailers, shall be parked on the property. The board of directors shall have the right to tow any improperly parked vehicle upon a 48-hour notice on the vehicle.
- Disabled or other vehicles on which current registration plates are not displayed may be towed within a 48-hour notice on the vehicles.
- Each townhome is allotted two (2) parking spaces per home. Should occupants of a home own more than two vehicles, they may be parked on the street. Visitors' vehicles only may be parked in the designated
- "Visitor" spaces. Vehicles not parked according to these rules may be subject to being towed.
- Any vehicle that is parked in a numbered space to another unit will be assessed **an immediate fine of \$50** and then **\$10 for each day they remain in that space.** If the vehicle is in an unnumbered space or a visitor space, a one-time warning will be sent, followed by a \$10 fine each day the vehicle remains.
- Seasonal decorations can be put up two weeks before the holiday and must be taken down two weeks after the holiday.