

Camden Townes Town Homes

Property Owners Association Inc.
c/o Rocktown Realty
218 E. Market St.
Harrisonburg, VA 22801

Rules and Regulations

The following policies or guidelines have been established by the Association in the interest of helping keep your neighborhood safe, neat and attractive.

- ❖ **Please be advised that towing is enforced 24/7 and ALL VEHICLES must have a current Camden Townes resident parking sticker (paved and gravel lots) or visitor hangs tag (visitor lot only). Parking stickers can be picked up at our office in downtown Harrisonburg. Please make sure to bring a copy of your current lease if you aren't a tenant of Rocktown Realty. Towing services provided by JL Towing – 540-434-4448.**
- ❖ Cigarette butts must be disposed of properly. Do not throw them off your patio, balcony, grass, and mulch. A **minimum charge of \$50.00** will be assessed to resident and owners if grounds keeping has to clean up cigarette butts. Throwing cigarette butts into someone else's area will be not be tolerated. If you do see other people doing this, please make sure to notify our office so we can take care of it.
- ❖ Trash must be placed in dumpsters, and this includes bags of trash, plastic cups, etc. There **will be a minimum \$50 fine per tenant** if grounds-keeping must pick up trash by your unit.
- ❖ If your lease allows for a pet, please remember that pets must be on a leash and pet waste must be disposed of immediately. Fido stations have been placed around the compound for the convenience of pet owners. PLEASE USE THEM! There is a **\$50 fine per violation**.
- ❖ 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. There is a **\$50 per violation**.
- ❖ Sliding screen doors and window screens must remain installed or placed out of sight inside the respective unit. There is a **\$50 fine per violation**.
- ❖ No grills are allowed to be used or stored in the complex at any time. If a grill is found, you will be assessed a **\$50 per violation**.
- ❖ No more than **6 people** are permitted on a balcony at any one time.
- ❖ No more than **25 people** are allowed in a unit at one time. At no time may a party spill outside the townhouse onto the mulch beds, sidewalks, parking lots, or common areas.
- ❖ The noise level will be enforced per the Harrisonburg City Code.
- ❖ No satellite dishes may be attached to any part of the building except the side of the unit balcony railing.
- ❖ Please remember to lock doors and windows and screen all visitors to your unit. On site, security may be reached during their scheduled hours at (540) 236-4536. They will be happy to escort you to your unit or address minor disturbances. For serious matters, please call 911 or the Harrisonburg Police Department at (540) 434-4436.
- ❖ Please do not remove the stove top fire suppressors or disable smoke detectors.

Thank you for choosing Camden Townes as your home for this current year. Please do your part to help keep the community clean, safe, and a great place to live. Please do not hesitate to call Rocktown Realty at **(540)705-7080** during our office hours or **(540) 434-7474** for any emergency regarding the community.