

# Madison Manor

218 East Market Street, Harrisonburg VA 22801

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## Rules & Regulations

*The following is information intended to help you understand how the community operates. These policies have been established by the Association in the interest of helping keep your neighborhood safe, neat, and attractive.*

- Vehicles must be in working condition and have current a license, registration, and inspections. Violations will result in vehicles being towed at the owner's expense. No vehicle repairs or maintenance may be performed on the Association property; this includes oil changes and washing. **Towing services provided by JL Towing – 540-434-4193.**
- Children under the age of 16 must be accompanied by an adult resident over the age of 21 (proof of age required) when using the laundry room. Keys are available for owners at the Association office for a \$25 refundable deposit.
- Please be sure children are supervised when outside and are being respectful of other residents and association property. Landscaping rocks should not be removed or thrown at any time.
- Cigarette butts must be disposed of properly. Do not throw them in the breezeway or off your patio or balcony into the grass/mulch. An **immediate minimum charge of \$25** will be assessed to resident and/or owners of grounds keeping needs to clean up cigarette butts. Throwing cigarette butts into someone else's area will not be tolerated.
- Trash may not be stored on the patio/deck or in the breezeway at any time; this includes bags of trash, cups from parties, paper, etc. If trash is found outside your unit at any time, there will be an immediate minimum \$25 charge per bag. Owners/residents are responsible for keeping the breezeway area in front of their unit free from debris and trash at all times.
- If your lease allows for a pet, please remember that pets must be on a leash at all times and pet waste must be cleaned up IMMEDIATELY and disposed of properly. 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 \$25 fine per violation.**
- All screens must remain installed or placed out of sight inside the respective unit. No broken blinds, signs, posters, or window writing should be visible from the exterior of the premises. There is a \$25 fine per violation.
- BBQ grills may not be used on decks or patios at any time. **Grills may only be used when at least 15 feet away from any building** according to insurance and the city Fire Marshall Regulations. PROPANE GRILLS ARE NOT PERMITTED. Charcoal grills may be stored on storage or balcony/patio.
- All Bicycles must be kept in your storage unit or on your patio/balcony. If left in the breezeway, you will receive a warning first then if it remains in the breezeway after that we will take the bicycle and lock in the storage room. To receive the bicycle back, you must call our office and describe in detail the bike, and we will return it.
- Satellite dishes may only be installed on the inside of deck railings and patios. Any dishes mounted on the building, roof, or yard is a violation and must be removed immediately. Comcast and NTC are both approved cable providers for Madison Manor. Please contact the appropriate service provider if you have questions concerning services.
- Please be respectful of others and keep noise levels to a minimum. Contact the Harrisonburg Police for violations at 540-434-4436 as well as the Association office so the unit owner may be informed of any issues.
- Parking lots and sidewalks will be cleared of snow between 2-10 inches once the snow has stopped. Snow events greater than 10 inches will be addressed with multiple trips. Please take the necessary precautions when walking outside and drive carefully.
- AC window units are not permitted without management approval, and if they are not removed within the given time frame, a **\$50 fine per week will be imposed.**
- **Violations will result in minimum fines of \$25.**
- ***To contest a violation, please send a written request and information to the Association titled "M.M. violation dispute" to [manager@rocktownhoa.com](mailto:manager@rocktownhoa.com) or 218 East Market Street, Harrisonburg, VA 22801.***

Please do not hesitate to call Rocktown Realty at (540)705-7080 during our office hours or (540) 568-2449 for any emergency regarding the community.