

# The Townes at **BlueStone**

## Rules and 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, & attractive.*

1. Each townhome is allotted two (2) parking spaces. No unit should occupy more than 2 parking spaces on the property.
2. Visitors to the community are to be parked in the designated "visitor" spaces. Visitor spaces should not be used for residential parking.
3. No utility trailer, camper, bus, commercial equipment/vehicle may be parked on any street or parking area. This also includes disabled or unlicensed vehicles.
4. No noxious or offensive activity is permitted on any lot, parking area, or common area, and noise levels will be enforced per Harrisonburg City Code.
5. Per Harrisonburg City Ordinance, pets should be on a leash and under control at all times when outside. Pet waste is to be picked up immediately and properly disposed of. Pet stations are placed throughout the community for your convenience – please utilize them!
6. No signs are permitted, except to advertise the property for sale or rent.
7. Any exterior modification to a lot or townhome requires an application to be submitted to the architectural review committee for approval.
8. Children's toys, lawn equipment, bikes, grills, trash bins, etc. should be stored inside or in screened location. Storage of these items in the front or side yards is not permitted.
9. The use of motorized scooters on sidewalks and private streets is not permitted.
10. Trash is to be placed on the street after 4pm the day before trash pick-up and must be put away by 6pm on the day of trash pick-up.
11. Owners are responsible for landscaping of their lots, which includes mulching, weeding, trimming, and other garden care. Mowing will be provided by the association, but if your back yard is fenced in, it is your responsibility to mow. A warning will be sent to the owner if any of these areas needs to be addressed. If nothing is done after 14 days, a **\$25 fine will be assessed to the owner**. If nothing is done 14 days after the fine, the HOA will have the landscapers take care of the issue at the owner's expense.
12. Owners are responsible for maintaining, repairing, and replacing all portions of their lot and townhome. This includes roofs & gutters.



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