



C/O Rocktown Realty  
218 East Market Street, Harrisonburg, VA 22801

---

*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.*

- Towing is enforced 24/7, and ALL VEHICLES must have a current Campus View Condos resident parking sticker or visitor tag. Visitor tags **must** be hung in the vehicle and you **must** be parked in a "VISITOR" space. Violations will result in vehicles being towed at the owner's expense.  
**Towing services provided by 1st Choice Towing & Recovery (540-478-4869).**
- Cigarette butts must be disposed of properly. Do not throw them off your patio or balcony into the grass or mulch or into your neighbor's beds. **A minimum charge of \$50.00** will be assessed to residents if grounds-keeping has to clean up cigarette butts. If another resident is throwing them in your beds, please notify us.
- Trash must be placed in dumpsters. This includes bags of trash, plastic cups, etc. There will be a **\$25 fine** per tenant if grounds-keeping has to pick up trash by your unit. There is a **\$25 fine** per bag of trash left on any unit's front doorstep or anywhere other than in such receptacles.
- Per City Fire code: no barbecue, gas, or open flame grills or cooking devices are allowed to be used on the balconies or decks or outside within 10 feet of the buildings. No gasoline or inflammable material may be stored in any unit or storage area at any time.
- 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. Patio chairs are permitted.
- Sliding screen doors and window screens must remain installed.
- No signs, posters, window writing, or any item hung from exterior doors or patios should be visible from the exterior of the unit. Balconies or patios shall not be used storage areas.
- 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. Pet waste stations have been placed around the community for the convenience of pet owners. Please utilize them!
- 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 unit onto the mulch beds, sidewalks, parking lots, or common areas.
- No resident shall make or permit any disturbing noises in any building or do or permit anything which will interfere with the rights, comforts, or convenience of other unit residents. All residents shall keep the volume of any radio, television, musical instrument or any such sound producing devices sufficiently reduced at all times so as to not disturb other residents, especially between the hours of 11 PM and 8 AM. Noise levels will be enforced per the Harrisonburg City Code.
- Please remember to lock your doors and windows and screen all visitors to your unit. For serious matters please call 911 or the Harrisonburg Police Department at (540) 434-4436.
- Pool and clubhouse access is for Residents only. Alcohol is not permitted in the pool and clubhouse. Glass bottles are not permitted at any time in the pool area. Please clean up trash promptly. Excessive noise will not be permitted.

*Thank you for choosing Campus View Condominiums 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) 705-0805 during office hours or (540) 568-2449 for after hours emergencies.*