



## 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.*

1. Vehicles must be in working condition and have a current license, registration, and inspection. Parking stickers and visitor tags will be issued to all residents/owners. Violations will result in vehicles being towed at the owner's expense. **Towing services provided by JL Towing (540-434-4193).**
2. **Only 2 parking spaces** are allotted for each townhome. If a resident has a third vehicle, they must find a place to store it off-site.
3. No trailers, buses, campers, boats, motor homes, or trucks larger than three-quarter ton can be parked or stored within the Cedar Point community except commercial equipment and vehicles temporarily located for the purpose of performing necessary construction or repairs.
4. Visitors are only allowed for up to **7 days in a row**, otherwise their car may be towed.
5. Owners/residents are responsible for maintenance of their property, other than mowing that is provided by the Association. Any fenced yards must have two gates that allow for the landscapers to access the yards in order for them to be mowed.
6. The flower beds and underneath the deck are each owner's responsibility. If these areas are left unattended, there will be one warning the first time. If nothing is done after one 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.
7. Tents, above-ground pools, clotheslines, and other such items are not permitted in the community. For a complete list, please refer to the Covenants & Restrictions that are available on Cedar Point's page on the Rocktown Realty website.
8. Cigarette butts must be disposed of properly and trash should not be left by your front door. If trash is found by your front door, an immediate **\$50 fine will be assessed**.
9. Trash should be taken promptly to the dumpster. Please note that any trash left on the ground will **NOT** be picked up by Waste Management. Items other than normal household refuse should be taken to the county landfill and not placed in or beside the dumpsters. Any trash left outside of the dumpsters will result in an immediate **\$50 fine plus the cost of the HOA to dispose it**.
10. 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, including all common areas and personal yards. If you are caught walking your dog off-leash, not picking up pet waste, or pet waste is left in your yard, an immediate **\$50 fine will be assessed**.
11. Any changes or additions to your property (to include buildings, fences, deck staining, screening, etc.) must be submitted to the Association for architectural review and approval. If changes are made without approval, they must be removed, and the property put back into compliance. If this is not done, a **\$50 per month fine will be assessed until the issue has been addressed**. A copy of the application and design standards can be found on Cedar Point's page on the Rocktown Realty website.
12. AC window units are **NOT** permitted in the community. If you are having an HVAC issue and have a unit installed temporarily, please email [manager@rocktownhoa.com](mailto:manager@rocktownhoa.com) to let us know so that can be communicated to the Board of Directors.
13. Please be respectful of others and keep noise levels to a minimum. Contact the Rockingham County Sheriff's Department for noise violations, as well as the Association office so the unit owner may be informed of any issues.

Please do not hesitate to call Rocktown Realty at 540-705-0805 during our office hours, or 540-434-7474 for any after-hours emergency regarding the community.