



## **Crescent Ridge Townhomes Rules & Regulations**

*The following is information intended to help homeowners & residents understand how the community operates. These policies have been established by the Association in the interest of keeping the neighborhood safe, neat, & attractive.*

1. No motor vehicle shall be kept on any Lot unless it bears a valid state license plate and current inspection sticker unless within a structural enclosure. No vehicle shall be parked in an area other than designated driveways within the Common Area or driven in any area within the community other than roads and thoroughfares intended for vehicle traffic.
2. No trailer, bus, camper, boat, motorhome, truck larger than three-quarter ton, commercial equipment, commercial vehicle (including, but not limited to, any tractor trailer or combination of tractor and trailer) or disabled or unlicensed vehicle, or any portion thereof may be parked or stored on any Lot except commercial equipment and vehicles temporarily located therein for the purpose of performing necessary construction or repairs. No stripped down or junk vehicles (licensed or unlicensed) or any sizable parts thereof shall be parked on any Lot or the Common Area. The Association shall have the right to tow (at the owner's expense) any improperly parked vehicle or any vehicle, the keeping or parking of that violates this the above paragraph upon 48 hours' notice posted on the vehicle. There shall be a **\$50.00** fine per occurrence.
3. No dirt bikes, ATVs, three or four wheelers, or other non-licensed vehicles shall be stored in driveways or operated on any Lot or the Common Area. There shall be a **\$50.00** fine per occurrence.
4. Keep speed to a minimum when entering or exiting the community.
5. No lot shall be used except for residential purposes for one (1) single family dwelling. The restriction to use for residential purposes does not prohibit (a) rental of property to individuals who use such improvements for residential purposes so long as such rentals are subject to a written lease of at least 12 months' duration, nor (b) use of a portion of a dwelling as a home office approved under Section 5.2 of the covenants.

6. No sign of any kind shall be displayed to public view on any Lot except: (a) one sign not exceeding five square feet advertising the Lot for sale or for rent; (b) signs required by law or for legal proceedings; and (c) one sign not exceeding one-half square foot displaying the name of the Owner or occupant of the Lot. There shall be a **\$50.00** fine per occurrence.
7. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot, except that dogs, cats, and other household pets may be kept, provided they are not kept, bred, or maintained for any commercial purpose or in excessive or unusual numbers. Whenever animals are permitted outside, they must be secured by a leash or lead and be under the control of a responsible person and obedient to that person's command at all times. No dogs shall be left outside unattended. Owners are responsible for cleaning up after their pets, including the immediate removal of droppings from Common Areas. There shall be a **\$50.00** fine per occurrence for not cleaning up waste.
8. All Lots and the improvements thereon shall be kept at all times in a neat, attractive, safe, and structurally sound condition (with some leeway during periods of construction). Weeds, grass and dead trees shall be routinely cut and building exteriors shall be routinely painted (provided that any change of exterior colors shall require prior approval of the ACC). If these areas are left unattended, there shall be a warning the first time. If nothing is done after one week, a **\$50.00** fine shall be assessed. If nothing has been done one week after the fine is assessed, the HOA shall have the landscapers take care of it at the owner's expense. All landscaping in the front of any Lot shall remain uniform with the surrounding Lots, to include the driveway dividers. Any changes to landscaping need to be submitted to the Board of Directors for review & approval.
9. Owners/residents are responsible for power washing their townhomes, decks, & fences. There will be a warning the first time, and if nothing is done after one week, a **\$50.00** fine shall be assessed. If nothing has been done one week after the fine is assessed, the HOA will have it taken care of at the owner's expense.
10. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, and other waste shall be kept in sanitary closed containers. All containers shall be moved back from the street by the end of collection day. If trash is found in front of your unit or in Common Spaces behind back of lot, a notice shall be sent, and you shall have 24 hours to remove it. If it has not been removed within 24 hours, the association shall have it removed at your expense.
11. Cigarette butts must be disposed of properly. There shall be a **\$50.00** fine per occurrence.

12. No noxious or offensive use of activity shall be carried on upon any Lot, nor shall any practice be engaged in by any Owner or occupant of a Lot that is an annoyance or nuisance to the neighborhood. Please be respectful of others and keep noise levels to a minimum. Contact the Rockingham County Sheriff's Department for noise violations.
13. No playing in the parking lot/parking spaces. Appropriate areas for play are personal lots behind townhomes and in driveways, and in grassy common areas. Young children should be accompanied by an adult at all times while playing. Each lot is private property, to include driveways, porches/decks, and yards.
14. Children's toys, lawn equipment, bikes, grills, etc. should be stored inside or in a screened location. Storage of these items in the front or side yards is not permitted. There shall be a warning for the first offense, followed by a **\$50.00** fine per occurrence if not remedied within 72 hours.
15. Drying of clothes in public view is prohibited, but is permitted on temporary clotheslines within fenced areas screened from view. No permanent clotheslines shall be erected on any Lot. There shall be a **\$50.00** fine per occurrence.
16. Window AC units shall not be installed in any townhome without written consent from the Board of Directors and for an agreed upon period of time. There shall be a **\$50.00** fine per occurrence.