

GRiffin SUBDIVISION PROPERTY OWNERS' ASSOCIATION NEW REGULATIONS

Regulations listed below will take affect March 19, 2012.

Reg.1 Trash

In Spring 2008, the HOA sent out a newsletter concerning trash on Griffin Lane. Below is a restatement of the rules and new additions.

- 1a. Please do no place couches, beds, tables, desk, or large TVs in or around the dumpster. Griffin Lane residents or non-residents caught dumping restricted items in or outside of dumpster will be charged/fined \$200. If you see someone illegally dumping, please contact a member of the HOA with a license number and description of the person.
- 1b. Please break down large cardboard boxes.
- 1c. If you see trash bags outside of the dumpster and if it is not full, please throw the bags in it.
- 1d. If dumpster is full, please store your trash on your back patio until the dumpster is emptied.
- 1e. Trash bags and/or trash cans sitting in front of homes are not permitted for an extended amount of time. Trash bags or cans that sit in front of a townhouse for more than 24 hours will be charged/fined \$10 for each occurrence (daily until it is removed)

Note: Homeowners' (who are in violation) will be charged \$10. It is strongly recommended that owners who rent pass this new regulation along to their renters.

Reg.2 Pets

In the Spring 2008, the HOA sent out a newsletter concerning pets on Griffin Lane. Below is a restatement of the rules.

- 2a. Keep dogs on a leash.
- 2b. Clean up after your dog.
- 2c. Please don't leave dogs unattended.
- 2d. Owners will be liable for any damage or disturbance caused by his/her pet.
- 2e. Please keep dog on a short leash in the backyard to prevent your dog from roaming in your neighbor's yard.
- 2f. The Town of Broadway has an ordinance and may deem a dog a public nuisance for excessive barking.

Reg.3 Cars

3a. Please have visitors park in the designated spaces marked "VISITOR" or at the end of the cul-de-sac.

3b. An individual townhouse owner (who is owner of the numbered space) who has not give permission for someone to use his/her space has the right to have violators vehicle towed at the owner's (violator's) expense.

Local Towing Company Numbers:

Trans Tech Towing 24 hours/ 7 days a week 540-896-9644

Timberville Towing 540-896-1406

Harts Automotive and 24 hour Towing 540-896-1406

Reg.4 Griffin Lane Subdivision Homeowner's Dues

- 4a. HOA invoices are mailed during the first half of every new year.
- 4b. Homeowners who have not paid HOA fees in full by December 1st (of the current year that the invoice was mailed) will be charged a \$50 late fee and subjected to a lien on his/her property until the late fee and past dues are paid in full.
- 4c. Regulations 4a and 4b are null and void to homeowners (who haven't paid the current dues) who place their property up for sell before the final deadline of December 1st (of that current year).
- 4d. Homeowners (who are trying to sell the property in delinquency) who haven't paid HOA dues for the said year will be mailed a letter for payment. Payment will be due within 25 days from the date of the letter. A copy of this regulation and invoice will be mailed to the realtor as well. If payment (in full including late fees) has not been received within 25 days, a late fee of \$50 will be charged and a lien will be placed on the property until the full payment (including late fees) has been made.