

Griffin Subdivision Property Owners' Association

Inc.

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Rules and Fines are as follows: (set forth in June 2013)

1. There is to be **NO** playing, in parking lot, parking spaces, Dumpster area or sidewalks:
 - a. This includes and is **NOT** limited to, bike riding, scooters, skateboards, ball playing, jumping, climbing or playing in or around dumpster, etc.
 - b. Young children should be accompanied by an adult at all times while playing
 - c. Appropriate areas for play are as follows:
 - i. Personal lots behind townhomes
 - ii. 4 grassy common areas
 - d. Owners/tenants are also responsible for upholding rules, and or damages caused by guest.
 - e. **TOYS** that are left unattended in the dumpster or common areas after dark will be disposed of by the association.

****FINES will be given to anyone that does not comply with the above rule. Information of fine/fees will be listed at the end. ****

2. In order to maintain appearance of the townhomes, owners/tenants are responsible for the upkeep of their assigned parking areas, as well as sidewalks, and front/back lots.
 - a. Sidewalks are to be kept swept and clear of trash/debris as well as parking spaces.
 - b. **TRASH, DEBRIS & TOYS** are **NOT** to be kept in front of the townhomes, and are to be kept in proper receptacles when placed out back of townhomes.
 - i. When disposing of trash in the dumpster, trash is to be placed directly inside the dumpster and not on the ground outside.
 - c. Front lots should be maintained and trimmed as well and weeds must be kept under control.
 - d. There shall be no littering of trash/cigarette buds etc. in **ANY** area. Please keep everything picked up and disposed of in proper containers.

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3. Pets are to be kept under control and on leashes at all times in accordance with the Town of Broadway leash law. (Broadway regulations 93.02 Dogs; running at large prohibited) (VA code 3.1-796.93)
 - a. When in common areas OR outside of your immediate lot/yard, pet faeces **MUST** be cleaned up after every incident. (this does not include your direct lot)
 - b. Cats that are kept outdoors are to be spayed/neutered and have a collar with identification. (the amount of stray cats has become a problem in the area)

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Parking:

1. Each townhome is designated 2 parking places. If at any time you have the right to have an unwanted vehicle towed at the owners' expense from your parking area. You may either contact the HOA or a towing company affiliated with the complex.
2. There should be **NO** parking in the grassy areas. These areas are considered common areas, for play etc. **Violators will be subject to tow at owners' expense.**

Visitor Parking:

1. Use of visitor parking is limited. If you have an available parking space please make sure your visitor parks in one of your designated parking places. This will help keep visitor parking open for others to use.
2. For owners/tenants with more than 2 vehicles that are registered to person/persons residing in the home will have the opportunity to purchase 1 extra parking place at the price of \$150 per year. There are only currently 8 visitor parking spaces, in which a few spots are up for purchase and will become part of your designated parking and the visitor label will be replaced with your townhome #.
 - a. Vehicle must be registered to the owner/tenant
 - b. Person/persons should be currently residing in the townhome.
3. Long term owners'/renters/visitors that will need to occupy a visitor place for more than a week will need to rent a visitor spot.
 - a. Rental of a visitor spot for long term visitors will receive a parking pass, upon payment, that will need to be placed in the windshield of the car. This parking pass will clearly state the dates in which the parking space has been rented.

Rental Fees:

- \$25 per month
- \$100 six months

Fines for the above rules/regulations are as follows:

1st offense is a **verbal/written warning** (via certified letter) to owner and/or renter.

2nd offense is a **\$100** fine which will be sent to the owner (via certified mail)

3rd offense is a **\$200** fine which will be sent to the owner (via certified mail)

****Each additional offense thereafter will continue to in increments of \$100. Unpaid fines will result in a lien being placed on the property as well as interest charge at the legal limit according to state code****

Last but not least, please keep speed to a minimum when entering or exiting the complex.