

# *The Townes at Wellington Park*

## *Property Owners Association*

### Rules and Regulations

The following policies or guidelines have been established by the Association in the interest of helping keep your neighborhood safe, neat and attractive.

- Each unit is allowed two parking spots, if a unit has more than two vehicles and those can be parked in the overflow spots but not the visitor spots. The two allotted parking spots cannot be used for boats/watercraft, commercial vehicles or recreational vehicles. No disabled vehicles or vehicles with dead registration plates. The POA has the right to tow any improperly parked vehicle. A 48-hour notice will be hung on the vehicle, and if not moved within those 48 hours it will be towed. **Towing services provided by JL Towing – 540-434-4448.**
- No property is authorized to conduct a business, manufacturing, mercantile, storing, or other non-residential purposes.
- Only 18"x24" for sale or for rent signs allowed and a small security system sign per lot.
- No noxious or offensive activity shall be carried on upon any lot. Nor shall anything that may become a nuisance to the neighborhood is to be conducted.
- No temporary structures such as tents are allowed. Garages cannot be turned into a living space.
- No Livestock or poultry of any kind. Only house hold pets, such as dogs and cats allowed. Pets must be on a leash and pet waste must be disposed of immediately. There is a **\$50 fine per violation.**
- Cigarette butts must be disposed of properly. Do not throw them on the ground or off into the grass/mulch. **An immediate minimum charge of \$50** will be assessed to resident

and owners if grounds keeping needs to clean up cigarette butts. Throwing cigarette butts into someone else's area will not be tolerated.

- 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. There is a **\$50 per violation**.
- Sliding screen doors and window screens must remain installed or placed out of sight inside the respective unit. There is a **\$50 fine per violation**.
- All trash shall be put in designated areas in closed approved containers. There **will be a minimum \$50 fine** if grounds-keeping must pick up trash by your unit.
- No outside television antenna, satellite dish, direct broadcast satellite dish or similar structure unless approved by the Board of Directors.
- Any lease agreements between owner and lessee, must be no shorter than six months.

**Violation Procedure:** A photograph will be taken of the violation(s) and a warning notice will be placed on the door along with an email to the owner of the violation. If the violation is not fixed within 10 days a \$50 fine will be placed. If another 10 days go by and the issue is still not resolved a \$100 fine will be placed. If a third notice is needed, a lien will be placed on property in violation to include any interest, reasonable attorney's fees, and disbursements and costs of collection incurred by the association in connection therewith.

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 our office hours or **(540) 434-7474** for any emergency regarding the community.