

# **RULES & REGULATIONS**

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**CEDAR CROSSING CONDOMINIUM ASSOCIATION**

## PREFACE TO THE RULES AND REGULATIONS

A condominium is not a building, but a legal description of a method of ownership. Our documents designate what is owned by each individual owner as a unit and that, which is owned by the members of the Association as a common area. The documents clearly define ownership and maintenance responsibility. The Board of Directors set policies that more clearly define responsibility and standards.

Our condominium is a business. Every year, we collect funds, write a budget, contract work and services, and balance our finances. We hold an Annual Meeting in May at which we elect homeowners to serve on the Board of Directors for the next year. They work closely with our managing agent, United Property Associates, to run our business efficiently and in a cost-effective manner.

In order to purchase a property in Cedar Crossing, a buyer must agree to abide by all deed restrictions and covenants. The restrictions of a condominium are the Declaration, Bylaws, and Rules and Regulations. Amendment of the Declaration or Bylaws requires the affirmative signature of 66 2/3% of the unit owners (each unit having one vote). Amendment of the Rules and Regulations requires the affirmative vote of a majority of the members of the Board of Directors.

The community is private property and all persons, other than unit owners, enter the community with the permission of the Board or unit owners. Unit owners are ultimately responsible for insuring that their tenants, guests, and their invitees abide by the covenants of the Association.

The following pages reflect the Rules and Regulations of the Cedar Crossing Condominium Association, which are hoped to ensure a high quality lifestyle for all residents. Updates to the Rules and Regulations will be published in the Newsletter as soon as they are approved and will be binding on the community. A compilation of changes will be distributed to all unit owners and renters at least once a year. New Complete Rules and Regulations will be distributed every two years.

The Association employs an off-site manager who visits the community regularly. Please contact our manager directly in the event of emergencies that may involve the Association. Residents can correspond with the Board of Directors through our management firm:

United Property Associates  
525 S. Independence Blvd  
Suite 200  
Virginia Beach, VA 23452  
Attention: Elvis Benford (757) 518-3245 Fax: (757) 497-9133  
Emergency/Main Office/Weekend: 497-5792

*The following Rules and Regulations have been reviewed against the Declaration and By-Laws for agreement and compliance. If any of these Rules and Regulations is in opposition to the Declaration or By-laws, then the Declaration and By-Laws will take precedent. Unit owners/renters should review all applicable documents before proceeding with any actions.*

## I. GENERAL CONDUCT AND USAGE

1. Noise or activity that disturbs the peace, comfort or repose of any resident is prohibited at all times. Any unnecessary noise or activity that is audible in any part of the common elements shall cease between the hours of 10PM and 8 AM.
2. Hanging or draping laundry, rugs, linens, towels or other articles from windows, doors, fences, or other exterior parts of the property is prohibited. \* See holiday decorations for exceptions to this policy.
3. The paths and entrances may not be obstructed or encumbered or used for any purpose other than ingress or egress to and from the units.
4. No unit owner, guest, lessees, or other person shall commit any act, or violate any provision with respect to the policy of hazard or liability, or which will result in an increase in the rate of insurance maintained by the Association.
5. One "For Sale/Rent" sign may be placed in front of the owner's residence; all other signs other than "well water" must have Board Approval. Security system signs must be placed so as not to interfere with lawn maintenance by the landscaper. Signs/posters/advertisements other than those announcing Board/Committee Meetings or relevant to trash collection, landscaping, or emergency situations are prohibited in the community without prior Board approval. This prohibition includes any type of signs on fences including the fence builder's sign. "For Sale/Rent" signs shall be of the type that has metal supports for anchoring in the ground and not a 4" X 4" post.
6. Businesses run from the residence that entail customers or clients visiting Cedar Crossing are prohibited.
7. Only the United States flag, official Armed Forces Service (Army, Navy, Marine Corp, Air Force or Coast Guard) flag or a seasonal flag may be displayed in the front of a unit. The flag may be no larger than 3' X 5'. The US flag shall be displayed in accordance with proper etiquette. The Board reserves the right to decide the appropriateness of seasonal flags. Proper maintenance and display of any flag is required at all times.
8. Unit owners shall not store personal items, such as picnic tables, yard equipment, toys, bicycles or personal property on common elements.
9. Basketball equipment (backboard, hoop, and pole) may only be a portable type unit. The basketball equipment may not be placed on the common element lawn or street when in use or stored. The basketball equipment must be on the driveway/parking pad when in use. The basketball

- equipment must be stored within 5 feet of the front of the garage. Any unnecessary noise or activity that is audible in any part of the common elements shall cease between the hours of 10 PM and 8 AM.
10. Yard sale days designated by the Board are the 2<sup>nd</sup> Saturday in May and in October from 8:00 AM to 3:00 PM. All yard sales require the purchase of a city license by the owner/renter. All yard sale signs must be removed at the conclusion of the sale. The Association will provide advertising for these yard sales.
  11. Charities or non-profit organizations may be permitted to solicit in the community after first submitting a letter to the Board President. Approved organizations will be issued identification.
  12. Common element lawns must be properly watered by the unit owner/renter. Failure to properly water the lawn can result in the unit owner bearing the cost of replacing the lawn.
  13. Upon the issuance of a weather warning of impending hurricane, tornado, or other extreme weather conditions, all outdoor furniture, ornaments, etc. shall be removed from the front, side and rear yards so as not to pose a threat to the unit owner's or neighbor's residence.

## II. VEHICLES AND PARKING

1. The speed limit in the community is 15 mph unless otherwise posted and will be strictly enforced.
2. Commercial vehicles or trucks (as defined by the Virginia Department of Motor Vehicles), recreational vehicles, boats, trailers, buses, or any other vehicles that are not equivalent to a personal use vehicle, shall not be parked in the community at any time. Commercial vehicles transacting business are allowed for the time of doing business. Vehicles with business logos are allowed in the community if they would meet the criteria for a personal use vehicle without the logo.
3. Inoperative vehicles, or those with no or expired city decals, inspection stickers, licenses, or registrations shall not be parked in the community (this includes parking on driveways or parking pads).
  - (a) Residents shall not use the common element visitor parking areas for parking. (Exception) A resident may allow a visitor to park in their driveway and the resident may park in the visitor's parking and must display a visitor's parking decal.
  - (b) Vehicle storage in the Visitor's parking area is prohibited
  - (c) On street parking is prohibited.
  - (d) All vehicles of unit owners/renters shall be parked in garage, on driveway or parking pad.
  - (e) If any of the above, Sections 4 (a), (b) or (c), is violated; the vehicle will be towed at the owners' expense.

5. Only minor repairs of resident vehicles are permitted on unit driveway or parking pad; repairs requiring more than one day to complete are prohibited. The purpose and intent of this rule is to maintain the aesthetics of an attractive residential community, while permitting some limited hands-on private vehicle maintenance.
6. No repairs to vehicles are to be made in common areas except for emergencies.
7. The vehicle owner must promptly clean up all vehicle fluid spillage.
8. Motorized Scooters: The Board agreed to adopt the exact ordinance instituted by the Chesapeake City Council on July 26, 2002. Below are key highlights to remember:
  - When operating a motorized scooter, stay as close to the right as possible.
  - Motorized scooters are not allowed on sidewalks for any reason.
  - No towing of any kind is allowed.
  - Riding is allowed between dawn and dusk.
  - Helmets are required
  - Must be equipped with an unmodified 2-stage muffler in good working order.
  - Must have horn or bell.
  - Only one rider at a time.
  - Motorized scooters shall not be operated by anyone under 16 years of age.
9. Front yards are common elements, the parking of vehicles, riding of skateboards, bicycles, or any other type vehicles in the grassy areas of the common element is prohibited.
10. The use of PODS (Portable On Demand Storage) shall be limited to up to 14 days and may only be placed on the driveway or parking pad. An assessment of \$10.00 per day for up to ninety (90) days will be levied for PODS on Association property more than 14 days.

### III. TRASH

1. Currently a private contractor collects trash on Mondays and Thursdays.
2. Trash must be secured in dark plastic bags only and left at the curb (not on the grass) in front of your unit no earlier than dusk on the evening before the designated collection day. Trash secured in trashcans, white or clear plastic bags will not be collected. The contractor is not paid to empty trashcans. Bags that are not dark plastic attract birds and other animals.
3. Trashcans shall not be stored in a manner that is visible from the street.
4. Bulk pickup is not picked up at the normal scheduled times. Arrangements must be made with contractor (TFC Inc. 543-5766) prior to placing material at curb. The unit owner will incur an additional charge.
5. Trash may not be thrown into any storm sewers.

### IV. EXTERIOR ALTERATIONS/MODIFICATION/IMPROVEMENTS

1. All exterior alterations, modifications, and improvements must be submitted in writing to the Board of Directors, through the management agent, for written approval before starting work. Exterior modifications cannot be started until a letter of approval is received from UPA. Exceptions to this rule will be specifically noted. Presently the only exceptions are:
  - Landscaping in unit owned rear/side yard that is below and will remain below 6 feet in height and does not adversely affect drainage and allows room for ingress or egress to the property. (See item 5 below)
  - Installing a concrete patio in rear of unit that does not adversely affect drainage.
  - Storm doors must be of a glass or screen or a combination of glass or screen insert for the full height of the door. Glass inserts may etch or beveled. Storm doors must be the same color as the surrounding trim.
  - Doorknockers and kick-plates (brass or chrome) may be installed.
  - Repainting the unit in the same color scheme as done originally by the builder. Any change in color scheme requires Board and builder approval. High gloss paint for other than trim is prohibited.
  - Gutters and downspouts that are the same color as that of the house or house trim.
  - Replacement of outside light fixtures with a style similar or the same as the original fixtures and in a color the same as the house color or trim, or black, white, brass, or chrome does not require Board approval. Floodlight or special lighting fixtures (halogen, mercury, etc.) must be connected with both photoelectric and motion sensors. The floodlights are only permitted above the garage and must not interfere with other unit owners.
  - Plants (perennials and annuals), lower than 2 feet tall at full-grown height, may be added to the mulched plant beds adjoining the units. Maintenance of the plants that are added by the unit owner is not the responsibility of the Association. Planting of these beds by the unit owner/renter may limit the association landscaper's ability to refresh mulch and control weeds. If this occurs, the unit owner/renter is responsible for refreshing the mulch and controlling weeds.
  - Edging is recommended around flowerbeds to retain mulch. Edging must be properly installed and not more than 3 inches above the ground. Unit owners are responsible for edging should it become damaged or broken. Edging around flowerbeds may be stone, brick, or plastic. Colors are limited to white, black, green, terracotta, tan, brown, and gray. Edging must be of consistent type and color throughout. Edging around

trees is not allowed, except for black plastic edging that allows for drainage.

- Unit owners may renew hardwood shredded (not redwood or pine straw) mulch in plant beds.
  - Residents may decorate their rear/side yards (i.e. areas not maintained by the Association) in any manner that does not infringe on the safety of other residents' property, the view of other residents or their ability to use their yards, or create drainage problems, so long as the decorations are not alterations of the dwelling or fencing.
  - Rules governing the Christmas Holiday Decorations are as follows. Decorating may begin after Thanksgiving and must be removed by the 3<sup>rd</sup> weekend in January. Lights on shutters and gutters are allowed, wreaths on the exterior of the buildings are allowed as long as those wreaths are not permanently attached, and decorations are allowed on the common area lawns for the holiday season only. There are to be no holiday decorations attached to fences, placed on unit roofs or impeding the work of the landscaper.
    - Other holidays, seasonal decorations are allowed no more than 3 weeks prior to the holiday in question and must be removed the weekend following the occasion. Decorations must not interfere with scheduled lawn maintenance. No tree rings should be decorated.
  - Garden hoses will be allowed to remain visible in front yards while not in use, provided they are on a hose caddy (or similar item designed for hose storage). No hose hang-ups may be used, nor may any caddy or other storage item be attached to the building and equipment cannot be stored on common element lawn or flowerbeds.
  - Guidelines for installation of TV/Satellite dishes:
    - Dish not to exceed 39 centimeters per FCC regulation.
    - Dish to be installed on the house or in the rear yard not to exceed the fence level. The dish may not be installed onto any Common Elements of the community. Should a clear reception not be attainable in these locations, documentation must be submitted to the Association manager prior to installation indicating where reception is available. This will be given to the Board of Directors for immediate response so as not to delay installation further than necessary.
    - Unit owner understands that the structural integrity, maintenance and any permits or inspections required by the city are their responsibility.
2. All alterations/modifications/improvements, including landscaping, must ensure that the original ground drainage plan of the builder is maintained

- or improved and that the proper permits and inspections required are complied with by the unit owner.
3. The unit owner may replace mulch in flowerbeds with small, natural colored rocks after approval by Board and the unit owner assumes responsibility for weeding. If rocks are used, they must be contained with appropriate edging to avoid the rocks becoming missiles during lawn cutting.
  4. No plantings of any kind shall be done within the tree rings.
  5. Any trees planted must be from the approved Association list. Non-native invasive plant species including English Ivy, Bamboo, Kudzu Vine and Wisteria are prohibited.
  6. Original plant beds in areas maintained by the Association may not be expanded or reduced without prior Board Approval.
  7. Any alterations that may impact in any manner on other residents, or involve permanent or semi-permanent anchoring to the dwelling or in the yard must be submitted to the Board for approval prior to installation or modification.
  8. Residents may not alter the Association maintained lawn area. This includes, but is not limited to, placing statuary, flowerpots, birdbaths, etc in the area. Also, additional bushes, shrubs, and trees in these areas are prohibited. Unit owners are reminded that the responsibility for maintaining the front lawn areas belongs to the Association. Residents shall not impede the work of the landscaper in any manner.
  9. Residents shall not leave items near the front door or common areas that are not decorative in nature.
  10. Each unit is allowed to erect one shed upon approval of the Board. The maximum dimensions of this shed are 12'X10'x6' (side-wall). The materials that can be used are wood, vinyl, or fiberglass (no metal frames, sides or roofs). Must match color pattern of the house and roof.

Please Note:

- Doors may be of steel construction (No aluminum doors).
  - Permits and inspections are the responsibility of the homeowner.
  - Prior to obtaining a permit from Chesapeake City Hall, homeowners must provide architectural pictures, sketches, or drawings showing the structures dimensions to the Board of Directors for approval.
  - Many kits/pre-built sheds meeting the above specifications can be obtained at Home Depot or Lowe's.
  - Sheds or storage units similar to "Rubbermaid" or constructed, that will be below the fence height, will require Board approval but do not have to meet the above color scheme or construction criteria.
11. Fences that are constructed must be 6 foot high, of cedar wood, and of one of the styles approved by the Board of Directors. The Board may allow certain exceptions in the height requirements for water views. All

fences require Board approval. Fences may not be stained or painted but may be clear-coated with a wood protectant.

## V. PETS

1. The Board of Directors shall have the authority to prohibit or regulate the keeping of pets.
2. Pet owners must comply with all pet ordinances of the City of Chesapeake regarding care, control, inoculation, and licensing.
3. Pets permitted on the property shall be limited to ordinary domestic species. Exotic, wild, and farm animals, including pigs, are not permitted.
4. Residents must maintain all animals on a leash or similar restraint when the animal is outside the dwelling, fenced yard, or vehicle.
5. Residents must control pets to prevent objectionable noise that disturbs the public peace or rest of neighbors, or which creates a public nuisance.
6. Residents will be financially liable for personal injury or property damage caused by pets to any private and common areas. The cost of repairing the damage and returning the property to its original condition will be assessed to the owner.
7. Residents must dispose of any solid waste left in the common area by their pet.
8. The Board of Directors shall have the right to require removal of a pet creating a repeated nuisance within the community.

## VI. Pool/Clubhouse/Tennis Court

BBQ grills are not allowed in the pool area, tennis court or within 10 feet of the clubhouse.

### Pool

1. Swimming in the pool is at your own risk. Please exit the pool at the first sign of bad weather (rain, hail, thunder, lightning, etc.) Only 29 people are allowed in the pool at a time.
2. The pool will be open daily from 9:00 AM to 9:00 PM. Tuesday 7:00 PM to 9:00 PM is for adults only (18 years and older)!
3. The shower is to be used for rinsing off when first entering the pool and when leaving the pool area only. Please do not use soap, shampoo or conditioner in the shower. Do not allow children to play under the shower.
4. Owners/renters are responsible for the conduct of their guests at all times.

5. All accidents, regardless of severity, must be reported to the association manager or a member of the Board of Directors.
6. The Association is not responsible for personal belongings. There is not a lost and found area at the pool. Items may be discarded if not retrieved by the owner by 9:00 PM daily.
7. Children under the age of 13 years old must be accompanied by an adult or young adult (16 years old) at all times while in the pool area. Parents are responsible for the actions of their children, regardless of age, even if they do not accompany them to the pool.
8. Foul language and disrespect to others is not allowed.
9. Young children who have not been toilet trained must wear a swim diaper. Should an unsanitary instance occur, the pool shall be closed for the entire day or until the arrival of the pool maintenance company.
10. Nudity is not allowed in the pool or pool area, regardless of age.
11. Anyone having an obvious skin disease, nasal or ear discharge, inflamed eyes, or any other communicable disease shall be excluded from the pool area. This rule is per the City Pool Ordinance.
12. Frayed shorts and cut-offs are not allowed in the pool. Proper swimming attire must be worn. A t-shirt may be worn for sun protection.
13. Only toddler floatation devices, swim noodles, and small kick boards are permitted in the pool. Water balloons and balls, of any size or material, are not allowed in the pool or pool area. Scuba diving is not allowed in the pool. Food and drinks are not allowed in the pool.
14. Glass containers, alcoholic beverages, and chewing gum are not allowed in the pool area. **NO FOOD WITHIN 10 FEET OF POOL.**
15. Running, diving, rough play or endangering the safety of others is strictly prohibited. Spouting water from the mouth is not allowed.
16. Do not play with pool or first aid equipment. Do not climb on or over the fence. Do not climb on or jump off pool furniture.
17. Be aware of young children and non-swimmers in the pool.
18. Loitering, running, and playing in the restrooms are not allowed. These areas are wet and slippery and may present a hazard.
19. Only small, battery operated music equipment with headphones are permitted in the pool area.
20. Smoking is permitted only in the designated smoking area (alcove by pay phone).
21. Pets are not allowed in the pool area.
22. Roller blades, roller skates, skateboards, scooters, and bicycles are not allowed in the pool area.
23. Owners/renters and guests are asked to help keep the pool area clean. Please pick up all food wrappers and drink containers before leaving the pool area.
24. Unauthorized entry before 9:00 AM and after 9:00 PM will be dealt with as trespassing.

Failure to abide by these rules and regulations may result in a person(s) receiving a warning or being prohibited use of the pool for a period of time to be determined by the Board of Directors!

### Clubhouse

1. The clubhouse may be reserved on weekends by residents of the community for private parties.
  - A deposit of \$75 is due to the property manager (UPA) at the time of reservation. The check should be made payable to "Cedar Crossing Condominium Association". Please include the date of the reservation in the memo line. The association will retain the deposit check until final inspection by a designated party. Upon satisfactory completion of post-party inspection, the check will be returned within (7) business days.
  - Failure to return the clubhouse to the condition in which it was received will result in forfeiture of security deposit and persons will be responsible for any additional damages above the amount of the security deposit.
  - For each reservation of the clubhouse, a board member or designated representative will inspect clubhouse prior to and reasonably following the party with the responsible party to ensure clubhouse condition.
  - Decorations may not be taped, stapled, or glued to the interior surfaces or in any way damage those surfaces.
2. Smoking and alcoholic beverages are not allowed in the clubhouse.

### Tennis Court

The tennis court is restricted to only playing tennis. All other athletic pursuits including roller blades, roller skates, skateboards, scooters, and bicycles are not allowed.