

Pheasant Run Crossing Townhomes

Rules and Regulations

The following rules and regulations have been extracted from the Architectural and Environmental Guidelines for the Pheasant Run Crossing Homeowners Association. All residents and owners are expected to comply with these guidelines, as well as all laws that govern you as a resident of the town of Blacksburg, Virginia.

1. No trash, debris, cigarette butts or pet waste shall be permitted to accumulate in the yards in front or behind the townhomes. **Trash should be kept in the individual containers provided, which should have the lid closed and be stored at the back of each house. Any trash not kept in covered containers must be maintained in sealed garbage bags to prevent litter throughout the community.** The Association at any time and at the expense of the resident may clean up littered yards. The Association will impose a charge of \$50.00 for up to two hours of trash removal, \$25.00 for each additional hour of removal, any dump fees and a \$25.00 processing fee.
2. Noise violations should be reported directly to the Blacksburg Police Department. The Association and the Town of Blacksburg may prosecute violations. External speakers and sound devices may only be used for small parties on Saturday between noon and midnight: and on Sundays from noon until 9PM. In both cases, the sound level must be such that it is confined as much as is possible to the party site only.
3. No animals or birds, other than a reasonable number of generally accepted house pets, shall be maintained in any townhome or on any lot and then only domestic pets with the owner's permission. No pet shall be allowed to make an unreasonable amount of noise or to become a nuisance. All pets shall be restrained or controlled as required by the Blacksburg Leash Laws. No pets shall be allowed to relieve bodily functions on the common area or private property. Tenants are subject to fees for **cleanup and repairs to the exterior of the townhome, trees, shrubs, or lawns as a result of pet damage.**
4. No sign shall be erected or maintained on any lot including "For Sale" and "For Rent" signs.
5. All landscaping projects for front, rear or side yards must be approved by the AECC prior to installation or change. Trees and shrubs other than the original plantings may not be planted without prior approval from the AECC.
6. Sheds or other outbuildings are not permitted. This excludes storage sheds built with the original structure.
7. No outside clotheslines are permitted. No materials or clothes shall be hung from the front porch or rear deck rails.
8. No materials shall be stored outside the townhomes, such as household furniture, on the front stoops, decks or patios or under the decks or patios, or in the yards. This is not meant to include deck or porch furniture or grills, which are allowed on back decks and patios only. When not in use, these items should be neatly stored behind the house and in a place that does not interfere with lawn maintenance. **Bicycles may not be chained to the front porch rails and must be kept in the bike racks located throughout the community or on the rear patios or decks.**
9. Motorcycles or automobiles will not be started, repaired or ridden on non-approved areas or the common areas, sidewalks, or yards within Pheasant Run Crossing.
10. Only minor vehicle repairs will be permitted on the premises of Pheasant Run Crossing.
11. Parking lots will not be used to store vehicles. Parking lots should be used for parking on a rotating basis. Any vehicle being stored may be towed at the owner's expense without notice. **No unlicensed vehicles shall be permitted to remain overnight on the property.** Please refer to the Pheasant Run Crossing Parking Policy for further details on parking in the community.
12. **All exterior lighting shall be located, operated and maintained so that it does not cause unreasonable glare or illumination on any other townhome. Light covers must remain in good repair and in place at all times. Replacements must be the same as originals. Exterior front and rear door light bulbs must be kept white at all times.**
13. Ornaments or other seasonal decorations should be removed within two weeks of the holiday.
14. Exterior television antennas are not allowed without the prior permission from Raines Property Management.
15. No temporary outside structures or tents are allowed. Canopies can be used for special events like a football tailgate, and graduation parties. They can only be in the back yards, and CANNOT BE IN PLACE MORE THAN 24 HOURS.
16. Storm doors must be maintained with screens and latches in place. Damaged doors must be repaired immediately.
17. Campers, trucks, trailers, motor homes, and other recreational vehicles shall not be parked or stored on the premises.
18. **Interior windows will be covered with 1" white mini blinds that are kept in good repair to insure a consistent and well-maintained appearance from the exterior of the development. Window screens will be kept in the windows and doors at all times. They must be kept in good repair to insure a consistent and well-maintained appearance from the exterior of the development. No blankets, towels, posters, aluminum foil, stickers, or other material may be placed between the window and the mini-blinds so as to be viewed from the exterior of the townhome.**
19. **All residents and homeowners are responsible for abiding by the Pheasant Run Crossing Party Policies below:**
 - a. **All homeowners and residents are responsible for their behavior and that of their guests and invitees. The Board will hold financially and legally accountable all individuals involved in acts of vandalism and/or destruction of Association property that occurs as a direct result of a party.**
 - b. **The homeowners and/or residents hosting a party are responsible for cleaning up their respective lot, all adjoining lots, the parking lot and any other area in the community where trash and debris is evident as a result of their event. Trash will be disposed of immediately following the event so as not to create a nuisance to neighboring lots or neighborhoods or detract from the overall appearance of the community. Trash is meant to include, but not limited to, all cans and bottles, party cups, cigarette butts and decorations.**

- c. Parties or other social gatherings should be limited to the rear yards and interiors of the respective dwelling hosting the event.
- d. No party may be allowed to overflow into adjoining lots, unless the adjoining lot owner grants prior permission. If the adjoining lot owner grants permission, that owner will be considered as hosting the party as well and will subsequently be held to all of the provisions of this Party Policy.
- e. No party may take place in the parking lot or other common areas of the community.
- f. Outside bands, speakers, radios, or other sound devices are not permitted on any lot or the common area. All homeowners and residents should be aware of the Town of Blacksburg's Noise Ordinances and exercise compliance with this ordinance.
- g. The Association is provided monthly police reports to monitor noise complaints within the community. Homeowners and residents will receive a Notice of Violation from the Association after two complaints have been reported. At this point the Due Process procedures will be invoked. Upon a third complaint, the matter will be forwarded to the Board.
- h. Any homeowner, tenant, Board member, or managing agent may file a formal complaint with the Association against any lot for violation of this policy. The complaint must be filed in accordance with the Due Process Resolution. Once a formal complaint is filed with the Association, all Due Process procedures will be invoked.
- i. The Association may clean up littered yards at any time and charge the cost of clean-up to the responsible homeowner(s) and resident(s). The association will impose a charge of \$40.00 for up to two hours of trash removal, \$20.00 for each additional hour of removal, all landfill fees and a \$20.00 processing fee.
- j. **Violations of an HOA regulation or architectural guideline may result in revoking of parking privileges..**

20. No satellite dishes can be installed without an approved change through a Satellite Approval Form available for submission at Raines Property Management. Dishes can **never be mounted on the roof** under any circumstances.

21. **No open flame burning of any type is allowed on the property in any form including fires of any kind. The only approved use of any open flame is in the use of a gas or charcoal grill when used in accordance with the manufactures guidelines and for preparation of food for immediate consumption.**

Fire pits are not allowed under any circumstances regardless of whether they are homemade units or those manufactured for burning purposes. If the HOA has to remove a unit from a premise, the cost of the removal and any lawn repair will be billed to the homeowner and the tenants.

By signing below, I acknowledge that I have read and understand the Pheasant Run Crossing Rules and Regulations and agree to abide by the provisions set forth. I also understand that if the above rules and regulations are not followed, I, the resident will be subject fines, repair and clean-up fees and/or any necessary actions which may be determined appropriate by the Pheasant Run Crossing Board of Directors.

Printed Name _____

Signature _____

Date _____

Printed Name _____

Signature _____

Date _____

Printed Name _____

Signature _____

Date _____

Printed Name _____

Signature _____

Date _____

Parking Policy

1. You may not park on any curb or sidewalk. You must park in designated parking spots only. This means striped parking spots only!
2. You may not park in the turn around areas at the end of Laurence, Christine and Jennifer. These areas are for garbage truck turnarounds and snow removal.
3. You may not park anywhere that causes obstruction of the view of drivers entering or exiting Pheasant Run Crossing.
4. You may not park on the grass.
5. You may not double park, i.e. park perpendicularly behind any car across more than one spot.
6. All residents must have a valid parking permit to park at Pheasant Run Crossing.
7. No more than four vehicles may be registered per townhome.
8. No more than four parking permits will be issued per townhome.
9. No more than one parking permit will be issued per resident. However, if a permit is reported missing, lost or stolen you must replace it by purchasing an additional parking pass for \$100.00. Missing, lost or stolen permits will be reported to the towing company who will periodically patrol for invalid permit numbers.
10. Your parking permit does not guarantee or reserve a specific parking spot in the community.
11. The parking lots will be used for parking on a rotating basis. The Association may tow any vehicle being stored at the owner's expense after sufficient notice is given.
12. No private trucks or trailers and no unlicensed vehicles of any type shall be permitted to remain overnight on the property. Unlicensed vehicles, with or without a permit, will be towed at the owner's expense.
13. No campers, trucks, trailers, motor homes or recreational vehicles may be parked in the community.
14. Vehicles may not park in a "Visitor Parking Space" for more than three consecutive days.
15. Residents are responsible for informing parents and other visitors of the parking policy and rules.
16. The parking passes will be distributed onsite under a tent on Laurence Lane on Wednesday August 24th from 9-12 and 1:30-4:00 pm if you cannot be available at these times you can pick up parking passes August 29th through September 2nd at YMCA located on Main Street in Blacksburg same time schedule. You will need a copy of your current lease, piece of current mail and a photo ID.

TOWING STARTS SEPTEMBER 2nd 2016

The Association will enforce parking in designated spots only. No double parking, no parking on the curbs, sidewalks and grass is allowed 24 hours a day, 7 days a week. It is the vehicle owner's responsibility to display parking permits so that they are clearly visible to the towing company. The Association will not be responsible for vehicles that are towed as a result of the failure to display a valid parking permit. It is the responsibility of residents to inform guests of parking policies. Random towing will continue to occur seven days a week, from 11 pm until 6 am. Outside of random towing, residents can still have non-resident vehicles that are illegally parked towed by calling Campus Automotive @ 540-951-7398.

I, the resident(s), acknowledge having read the Pheasant Run Crossing Parking Policy. Furthermore, I understand that while I am a resident of Pheasant Run Crossing, I must abide by these policies. I understand my responsibility to making sure my parking permit is visibly displayed in the back window of my vehicle at all times and that it is my responsibility to inform my guests of the community parking policy. The Association and Campus Automotive will not be held responsible for resident vehicles that are towed as a result of failure of the resident to properly display a valid parking permit. Any violation of an HOA regulation or architectural guide may result in revoking of parking privileges.

Printed Name _____
Signature _____
Email Address _____
Drivers License # _____ **Tags** _____
Make _____ **Model** _____ **Year** _____
Permit # _____ **Date** ____/____/____

Printed Name _____
Signature _____
Email Address _____
Drivers License # _____ **Tags** _____
Make _____ **Model** _____ **Year** _____
Permit # _____ **Date** ____/____/____

Printed Name _____
Signature _____
Email Address _____
Drivers License # _____ **Tags** _____
Make _____ **Model** _____ **Year** _____
Permit # _____ **Date** ____/____/____

Printed Name _____
Signature _____
Email Address _____
Drivers License # _____ **Tags** _____
Make _____ **Model** _____ **Year** _____
Permit # _____ **Date** ____/____/____

NOTE: Towing occurs 7 days a week from 11 p.m. to 6 a.m. Towing due to not displaying Pheasant Run Crossing parking permit (sticker) is suspended during long breaks. We will start the no towing this year for Thanksgiving break on Wednesday before Thanksgiving, through the Sunday following Thanksgiving. For winter break and for summer break, suspension of towing will begin two days before graduation (this means that towing would cease starting on the Wednesdays before graduation). For Spring break, towing will be suspended starting the Wednesday before break begins. All towing suspensions will continue through the Sundays at the immediate end of the breaks. There will be no un-stickered towing during the entire summer break.