

Rules and Regulations
Patriot Condominium Unit Owner's Association Inc.

Order: LDGKPHV55
Address: 310 Patriot Ln Unit D
Order Date: 12-07-2023
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Adopted on January 15, 2019

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SECTION I

INTRODUCTION

Authority: Article 7, Section 7.8 of the Bylaws of Patriot Condominium Unit Owners' Association, Inc. (the "Bylaws") provides that the Board of Directors (the "Board") of Patriot Condominium Unit Owners' Association, Inc. (the "Association") may adopt rules and regulations. By resolution effective January 15, 2019, the Board adopted the following rules set forth below (the "Rules").

Governing Documents: The Rules should be considered with the Declaration of the Association (the "Declaration"), the Articles of Incorporation of the Association (the "Articles"), and the Bylaws. The foregoing documents are collectively referred to as the "Governing Documents". If any provision of these Rules conflicts with the terms or provisions of any of the Governing Documents, the terms and provisions of the applicable Governing Document(s) shall control.

Definitions: Unless otherwise indicated, defined terms used herein shall have the meaning set forth in the Governing Documents.

SECTION II

USE OF PROPERTY

1 Animals: In recognition of the need for animal control within Patriot Condominium, the following rules and policies are hereby established to address animal problems, and to provide guidelines for processing animal questions and complaints.

The maintenance, keeping, boarding or raising of animals, livestock, poultry or reptiles of any kind, regardless of number, is prohibited in any Unit or upon the Common Elements/Limited Common Elements, except that the keeping of service/emotional support animals (as required by law) and orderly domestic pets (e.g., dogs, cats or caged birds) is permitted; provided that such pets are not kept or maintained for commercial purposes.

The maintenance, keeping, boarding or raising of aggressive or potentially aggressive breeds of dogs is strictly prohibited in any Unit or upon the Common Elements/Limited Common Elements. For the purposes of this policy, aggressive or potentially aggressive breeds of dogs are defined as Pit Bulls (American Staffordshire Terriers or Staffordshire Bull Terriers), Rottweilers, Doberman Pinschers, Chows and wolf hybrids.

No pet may be over forty (40) pounds. No puppies whose adult weight is projected to reach forty (40) pounds are permitted.

The number of ordinary domestic pets, excluding caged animals, birds and those maintained in an aquarium or terrarium, shall not exceed one (1) per bedroom.

All pets must be kept on a leash or carried and under the pet owner's direct supervision at all times when outside the Unit boundaries. No pet may be leashed to any stationary object on the Common Elements/Limited Common Elements.

Pet owners are responsible for the immediate removal and proper disposal of animal waste.

Any Owner who keeps or maintains any pet upon any portion of the Unit/Common Elements/Limited Common Elements agrees to indemnify and hold the Association and each Owner free and harmless from any loss, claim or liability of any kind or character whatever, arising by reason of keeping or maintaining such pet within the real property constituting the Condominium (the "Property").

All pets shall be registered with the City of Williamsburg and inoculated as required by law.

The Board will monitor written complaints concerning pets off leash and/or pet excrement nuisances. A notice of violation will be issued if the violation is observed and verified by the Board. If the Board needs to take action, the Unit owner will be responsible for all costs.

Any pet causing or creating a nuisance, unreasonable disturbance or noise on an ongoing basis, or demonstrating aggressive behavior or a threat to the health and welfare of the residents, guests and invitees, may be removed from the Property after the Owner thereof has received ten (10) days written notice from the Board and has failed to take corrective action. The foregoing notwithstanding, any pet that threatens the safety of any person(s) lawfully on or occupying the Property, shall be permanently removed from the Property immediately if the Board deems such removal necessary to protect the safety or welfare of such person(s), and in such cases, the Board shall provide such notice as is reasonable under the circumstances. The Board will refer all residents to the local Animal Control Agency if an alleged domestic animal (dog or cat) control problem exists in/on Unit or Common Element/Limited Common Element or if the problem concerns an undomesticated animal such as birds, farm animals, opossums, deer, etc.

2. Association Property: The Common Elements shall be used only for the furnishing of the services and facilities for which the same is reasonably suited and which are incident to the use and occupancy of the Units. The improvements located on

the Common Elements shall be used only for their intended purposes. Except as otherwise expressly provided in the Governing Documents, no Owner shall make any private, exclusive or proprietary use of any of the Common Elements without the prior written approval of the Board.

3. Casualty: Damage to property by fire, casualty, vandalism, accident or other cause must be promptly reported to the Managing Agent by any person having knowledge thereof.

4. Commercial Use: No Unit or Common Elements/Limited Common Elements shall be used for any business, commercial, manufacturing, mercantile, storing, vending or other non-residential purpose.

5. Emissions: There shall be no emissions of dust, sweeping, dirt, cinders, odors, gases or other substances into the atmosphere except for normal residential chimney or outdoor grill emissions, and no production, storage or discharge of hazardous materials on the Property, or discharges of liquid, solid wastes or other environmental contaminants into the ground or any body of water.

6. Exterior Modification: No exterior modification, change, alteration or addition of any kind, on or in any Common Elements/Limited Common Elements shall be done without the written consent of the Board of Directors. Such prohibitions include, but are not limited to, satellite dishes, television or other antennas, devices or appliances, canopies, exhaust fans, and air conditioners. No clotheslines or other clothes drying apparatus shall be permitted on Common Elements/Limited Common Elements. No garments, rugs, towel, etc. may be hung over or out of any balcony, railing or window.

7. Fences: No fence shall be installed by an Unit Owner.

8. Flags: Owners may display flags in accordance with the Declaration, provided they are bracket mounted on the front of the Unit. No freestanding flags of any type are allowed unless requested in writing and approved by the Board.

9. Grills: Use of portable outdoor charcoal grills is permitted on the Common Elements in accordance with the City Ordinance, which prohibit the use of outdoor cooking equipment underneath any overhanging portion of a building or within 10 feet from combustible materials (buildings, stairs, etc.). When such is in use, at least one 5 pound ABC type fire extinguisher must be serviceable and present. Fires must be extinguished promptly. Grills, once cooled to the touch, may be stored adjacent to the Unit. The cooled ashes must be bagged before being disposed in the dumpsters. No Gas Grills or gas outdoor cookers or permanent grills are permitted. No charcoal starter or other such flammable fluids may be stored on any patio, deck or balcony or within any Unit.

10. Group Outdoor Recreational Activities: Group outdoor recreational activities in designated Common Elements may be permitted from 8 AM to sunset if approved by the Board.

11. Hazardous Materials Use & Waste: No hazardous materials, hazardous chemicals, or hazardous waste constituents, as defined by OSHA, EPA, or the Department of Transportation, shall be stored or used in any Unit or Common Elements (to include vehicles located on the Common Elements), except for quantities that would normally be used by a homeowner found in the bathroom or under the kitchen sink (but in any event, not greater than one gallon). No discharges on the Common Elements/Limited Common Elements or disposal in dumpsters are permitted. Contact the City of Williamsburg for appropriate information for disposing of such materials.

12. Holiday/Seasonal Exterior Decorations: “Holiday/Seasonal Exterior Decoration” as used herein means those temporary decorations associated with a particular national, state, local or religious holiday. Holiday/Seasonal Exterior Decoration may be displayed only within Limited Common Elements without Board approval for up to fourteen (14) days before and seven (7) days after such holiday, except Christmas and Hanukkah decorations which may be displayed from Thanksgiving through January 7 of each year. Owners desiring to display Holiday/Seasonal Exterior Decoration for longer periods must make the request in writing and obtain approval by the Board. Care must be taken by the Unit Owner so as not to damage Limited Common Elements with such displays. Any damage repairs needing to be made by the Association will be charged to the Unit Owner.

13. Hoses: Except when in use, hoses shall be rolled and stored in a neat and orderly fashion.

14. Landscaping: No tree, hedge, shrub or other landscape feature shall be planted or trimmed.

15. Lawful Use: No improper, offensive or unlawful use shall be made of the Unit and Common Elements/Limited Common Elements or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental agencies having jurisdiction thereof shall be observed. All laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereof relating to any portion of the Property shall be complied with.

16. Leaf Collection: The burning of leaves and other yard debris within the Common Elements is strictly prohibited. No fire pits or chimineas allowed.

17. Leasing: All Units within the Condominium shall be used for residential purposes only. No portion of any Unit (other than the entire Unit) shall be rented or leased for any period. No Unit Owner shall rent or lease a Unit other than on a written

form of lease providing that failure of the Lessee to comply with the Condominium Instruments and the Rules and Regulations shall constitute a default under the Lease. It is the responsibility of the Owner to supply a Lessee with a copy of the Rules and Regulations to ensure they comply. Failure to comply may be grounds for lease termination. Unit Owners are responsible to notify, in writing, the Managing Agent, of any changes in the rental lease. Such notices shall include the name(s) of the resident(s), contact telephone numbers and email of the resident(s), length of lease and any pertinent information as necessary for communication between resident(s) and the Association. Resident Owners are also responsible for keeping current contact information on file with the Association.

18. Maintenance: Each Owner shall keep all owned Units and all improvements (e.g., windows, storm doors, plumbing fixtures, HVAC) thereon in good order and repair, free of debris, all in a manner and with such frequency as is acceptable to the Board. In the event that such lack of proper maintenance causes damage to another Unit, the Owner of the Unit causing the damage will be responsible for all costs required to repair the damage. In the event an Owner shall fail to maintain his Unit and the improvements situated thereon as provided herein, the Board, after notice to the Owner, shall have the right to enter upon such Unit to correct such failure. All costs related to such correction shall become a special assessment upon such Unit and as such shall be regarded as a special assessment with respect to lien rights and remedies of the Board.

Limited Common Elements, areas such as balconies, porches, patios and stairs are to be kept in a neat and tidy condition at all times. They shall not be used for storage of personal items or furniture. Patio furniture or furniture designed for outdoor use is permitted.

Unit Owners shall clean dryer ducts annually and report to the Board that action has been completed.

Units that use their fireplaces shall have them inspected, cleaned and (as appropriate) repaired annually. Such service will be reported to the Board.

The Board can have these services provided at the Owner's expense.

19. Moving: Any move-ins and move-outs should be conducted between the hours of 7 A.M. and 9 P.M. unless otherwise requested in writing and approved by the Board.

20. Noise: No person shall cause any unreasonably loud noise (except for security devices) anywhere on the Unit or Common Elements/Limited Common Elements, nor shall any person permit or engage in any activity, practice or behavior causing

annoyance, discomfort or disturbance to any person lawfully present on any portion of the Unit or Common Elements/Limited Common Elements.

21. Nuisances: No nuisance shall be permitted to exist on any Unit or Common Elements/Limited Common Elements. Noxious, destructive, or offensive activity, or any activity constituting an unreasonable source of annoyance, shall not be conducted on any Unit or Common Elements/Limited Common Elements or any part thereof, and the Board shall have standing to initiate legal proceedings to abate such activity. Each Owner shall refrain from any act or use of his Unit or Common Elements/Limited Common Elements which could reasonably cause embarrassment, discomfort, or annoyance to other Owners (e.g., smoking).

Smoking is prohibited within ten (10) feet of combustible structures (Buildings, stairs, etc.).

22. Obstructions: No person shall obstruct any of the Unit or Common Elements/Limited Common Elements or otherwise impede the rightful access of any other person on any portion of the Unit or Common Elements/Limited Common Element upon which such person has the right to enter. No person shall place or cause or permit anything to be placed on or in any of the Common Elements without the approval of the Board. Nothing shall be altered or constructed in or removed from the Common Elements/Limited Common Elements except with the proper written approval of the Board.

23. Parking and Vehicular Restrictions: Parking on the Property shall be restricted to private automobiles, passenger vans, and small (7,500 pounds gross weight or less) pickup trucks, and only within the driveways, streets and parking areas designed and/or designated for parking. All vehicles must be parked so as not to impede traffic or mailbox access, or damage vegetation. No parking on lawns or Common Elements/Limited Common Elements shall be permitted.

No junk (inoperable) or derelict vehicles or other vehicle not displaying current registration plates and current City and state permits shall be kept on any portion of the Common Elements/Limited Common Element, nor shall any major repairs (including changing of fluids which could cause a spill) of any motor vehicle, which shall cause the vehicle to remain inoperable at the end of one day, be conducted upon any portion of the Common Elements/Limited Common Elements. Long-term storage of vehicles is also not permitted within the Condominium. For the purpose of these rules, any vehicles that are not moved or driven for a period in excess of thirty (30) days shall be deemed long-term storage. The Board of Directors, through the Managing Agent, shall approve exceptions.

No commercial vehicles, campers, mobile homes, motor homes, house trailers or trailers of any type, recreation vehicles (e.g., non-licensed motorcycles, etc.), boats, or commercial vans shall be parked or stored within the Property. "Commercial vehicles" are vehicles that are not designed and used for customary, personal/family purposes. The absence of commercial lettering or graphics on a vehicle shall not be determinative of whether it is a commercial vehicle. Concurrently, lettering on a vehicle advertising a business is indicative of a commercial vehicle. The lettering on a vehicle may be covered with a magnetic strip the same color as the vehicle, to bring it into compliance, provided there are no other features that cause the vehicle to be considered commercial.

The foregoing restrictions regarding commercial vehicles shall not apply to temporary parking of commercial vehicles in connection with construction use or providing pick-up and delivery and other commercial services. Service vehicles for repairs and/or construction may park within the Property between 7 A.M. and 8 P.M., except in the case of emergencies.

A speed limit of 10 MPH should be observed within the parking areas. Except for motorized wheelchairs or other devices to assist the handicapped, motorized vehicles, including, but not limited to, golf carts and motorized scooters, are prohibited on the Association's sidewalks and unpaved portions of the Common Elements/Limited Common Elements.

Subject to applicable laws and ordinances, any vehicle, recreational vehicle, boat, or trailer (hereinafter "vehicle"), parked in violation of these or other restrictions set forth in the Governing Documents, may be towed by the Association at the sole expense of the owner of the vehicle, without notifications. The Association shall not be liable to the owner of the towed vehicle for trespass, damage, or otherwise, nor shall the Association be guilty of any criminal act, by reason of the towing.

24. Painting Colors: No exterior painting of Units or Common Elements/Limited Common Elements will be permitted.

25. Play Equipment, Bicycles, Strollers, Etc.: Non-motorized scooters, skateboards, and other play equipment, wading pools, baby strollers, and similar items shall not be stored in or on the Common Elements. When not in use, wading pools must be emptied so as not to cause a drainage or insect problem. Bicycles and tricycle may be secured in Common Element/Limited Common Element area closest to your Unit (e.g. - under stairs) as long as they don't impede usage of the Common Element for other residents. Bicycles and tricycles may not be secured to trees, mailboxes or signage.

26. Resident Contacts: All Owners must provide the Association with the contact information - name, address, phone number(s) and email address(es) of each occupant and of the person(s) to be notified in case of emergency.

27. Signs: No signs of any kind are permitted in or on the Common Element at any time. No sign of any kind may be displayed to the public view in or on any Unit except as follows (which signs are hereby approved by the Board pursuant to the Declaration): One (1) sign of not more than three (3) square feet advertising the property for sale or rent may be placed in one (1) window on the inside of the Unit, provided the sign is removed no later than fourteen (14) days after the sale (closing) of the property to a new Owner.

28. Solicitation/Pamphleteering: Soliciting and pamphleteering are prohibited within the entire community of Patriot Condominium.

29. Temporary Structures; Trailers: No structure of a temporary character, and no trailer, tent, shack, barn, pen, kennel, run, stable, shed or other temporary accessory buildings shall be erected, used or maintained on any Common Elements/Limited Common Elements except as approved by the Board in connection with construction activities.

30. Trash Disposal: All garbage and trash, including furniture items, must be stored in Units until it is placed in a dumpster receptacle provided by the Association. No garbage and trash, including furniture items, may be left outside or adjacent to the dumpsters. All household trash must be placed in plastic bags and securely tied prior to placement in the dumpster. No trash may be placed on the ground around the dumpster or the enclosure at anytime. Failure to do so may result in a charge to the Unit if the Association assets are used to correct the problem. This also applies to recycled materials. NO HAZARDOUS, INFLAMMABLE, CAUSTIC or other dangerous item(s) may be placed in or beside the dumpsters. Contact the City of Williamsburg for appropriate information for disposing of such items. Parking in front of the dumpster enclosures at anytime is prohibited. Unit Owners who permit vehicles to block access to the dumpster area and interfere with the service to the dumpster may be responsible for any necessary extra service charges imposed.

31. Utilities: No water, sewer, gas, or drainage pipe, television cable, electrical wire, or other similar transmission or utility line shall be installed or maintained upon any Common Element/Limited Common Element above the surface of the ground.

32. Window Treatments: All windows must have some form of appropriate window coverings, blind, or shutters, and be properly maintained at all times. Window coverings must be neutral in color from the outside. No window tinting or film is permitted unless requested in writing and approved by the Board.

33. Compliance and Charges: The Board of Directors may assess charges (in accordance with Virginia law) against any Unit Owner for any violation of the Condominium Instruments or of the Rules and Regulations for which such Unit Owner or his family members, tenants, guest or other invitees are responsible.