

HUNTINGTON VILLAGE HOMEOWNERS' ASSOCIATION HOUSE RULES

These regulations are provided to assure the peaceful and orderly enjoyment of the Common Element of this community. If at anytime an owner or resident experiences a violation, a courteous request to stop the transgression is appropriate. If this action does not prove to be successful, the owner or resident should notify the Association Manager, Condominium Management at 979-4545 or the Albemarle County Police at 977-9041. The Association will not be liable for any loss whatsoever to the contents or personal effects of residents or their guests on or about the premises, nor for damage or injury to residents or their guests unless such loss, damage, or injury is caused by gross negligence on the part of the Association. See attachment for Reaction Process in case of violations of these rules.

VEHICLE REGISTRATION AND PARKING

RESERVED AND GUEST PARKING

Reserved parking is provided for two vehicles per condominium and the spaces are marked with the house number on the curb. However, all residents should register their vehicles with the Association Manager. Short-term guests may park in unmarked spaces. Long-term guests and/or residents with a third vehicle must park in the unmarked spaces near the office as a courtesy to the other residents.

MOTORCYCLES

Motorcycles are NOT to be stored in the storage areas, on patios or porches, or within 30 feet of any residential building (Albemarle County Fire Code Article F2905.2), except in the regular parking places.

VEHICLES NOT ALLOWED

Vehicles in non-operating condition, or not legally registered, may not be kept on the community grounds. Commercial vehicles, boats, trailers, and campers may not be parked in the lots or on common property except for loading and/or unloading.

TOWING

Vehicles in violation of the stated rules are subject to towing without notification and at the expense of the owner. Cars can be retrieved at Collier's Towing at 293-6433

RESPONSIBLE CONDUCT

RESIDENTS AND GUESTS

Courtesy and consideration for the rights of one's neighbors are expected of all who reside at Huntington Village. Residents are fully responsible for the behavior and conduct of their guests. A specific consideration should be given to inappropriate noise both inside and outside of units, especially in the early morning and late night hours. The sounds of all stereos, televisions, radios, musical instruments and vehicles should be limited in consideration to all residents. The expectation is that when alcohol is used, it will be used responsibly.

PETS

Residents who own pets are not to allow them to run freely through the community. This applies to cats as well as dogs. Pets are to be on a leash and owners are to pick up the pet's waste immediately and dispose of it in a proper manner. Control of pets allows free and safe use of the commonly owned property by all residents.

SOLICITORS

Soliciting is not permitted on the property. Please report solicitors to the Association Manager immediately so that the inconvenience to residents will be minimal.

EXTERIOR APPEARANCE

GROUNDS

Please keep all common area near your unit free of personal belongings. Clutter decreases our curb appeal and makes proper maintenance of the grounds difficult.

PORCHES/DECKS/PATIOS

Porches, decks and patios should be kept neat and orderly at all times and are not to be used as basic storage areas. Unsightly items and accumulations of out of season equipment and/or building materials are not allowed. Bags of trash and recyclable items are not to be left on these structures awaiting the scheduled pickup day. Bicycles, sports equipment, strollers and toys should be kept inside the unit when not in use. Porch and deck railing are not to be used for drying or sunning clothing or accessories. No exterior clotheslines are allowed in this development.

WINDOW COVERINGS

All draperies and/or blinds for sliding glass doors and windows, which are visible from the exterior, must be white or natural on the side facing the exterior and must be in good repair.

EXTERIOR APPURTENANCES

Do not display signs, posters, plastic coverings, etc., on windows, doors, or in common areas except by the permission of the Board and/or Association Manager.

TRASH STORAGE

All refuse, trash, garbage, and other disposable items must be placed **in** the dumpsters located in the parking lots. Items that are too large or bulky to fit through the doors of the dumpster must either be reduced in size or disposed of by other means by residents. These bins are not designed for large pieces of carpet, leftover building material or furniture. To leave trash outside or to put inappropriate items in the bin is in violation of this rule. The doors of the dumpsters should be kept closed at all times.

SAFETY PRACTICES

CHILDREN

For their own safety, children should play in grassy areas only. Parents should be aware of the dangers of allowing children to play in the parking areas.

SIDEWALKS AND PARKING LOTS

Both County and State fire codes prohibit the placing of trash, boxes, bicycles, toys, grills, lawn chairs, etc. on sidewalks or in parking lots. All residents must observe this rule. Association Manager may permanently remove any such items if left unattended.

DRIVING SPEEDS

Reasonable and proper speeds should be maintained when driving within the community and signs showing a 15 MPH speed limit are posted throughout. Huntington Village is a neighborhood that

encourages walking and children playing, and it is imperative that cars move slowly to insure the safety of our residents.

STORAGE

All units in this development contain private storage areas and/or basements. It is important for the safety of all, that residents not store flammable items such as paint, gasoline, kerosene, and other solvents. To do otherwise would be in direct violation of the Albemarle County Fire Code (Article F2905.2). It is expected that firewood be neatly stacked on residents' rear patios or under rear porches in a manner so as not to detract from the general appearance. Wood is not to be stored under or on front porches.

GRILLS/FIREPLACES

Barbecue grills are permitted on porches and patios. Ashes from grills or fireplaces must be allowed to sit until they are completely cooled, in the grill, before they are packaged for disposal in the dumpster. Never store the grill while it contains warm ashes. Ashes are not to be emptied on the lawn or parking areas.

SWIMMING POOL

NO LIFEGUARD

The pool is a private pool provided for the current residents and their guests. There is no lifeguard on duty, so swim at your own risk.

CHILDREN

Any child under 12 years of age must be accompanied by an adult who will assume responsibility for the child's safety and conduct at all times. Children who are not perfectly toilet trained must wear LITTLE SWIMMERS, or similar garments, when in the pool. No diapers are allowed in the pool for health reasons.

CONDUCT

No pets, glass containers, potentially dangerous toys or object, large rafts, or alcoholic beverages are allowed in the pool area for any reason. Smoking is not permitted at the pool. Food should not be consumed near the water. Diving, running, horseplay or excessive noise within the pool area is not permitted. Swimmers should clear the pool area immediately at the first indication of an electrical storm. Occupants that use the pool or pool area must clean up after themselves in order to keep the pool clean and free of debris. The Association appreciates the support of the residents with the courteous enforcement of the rules; this makes our pool a safe and clean area for us to enjoy.