

Cross Creek Village Homeowners  
Association, Inc.

**Rules and Regulations**

**2018**

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## **CHANGE PAGE**

- Approved by CCVHOA Board of Directors 5-15-18

## **I. INTRODUCTION**

The Deeds of Dedication for properties within Cross Creek Village contain covenants and restrictions that establish basic conditions to ensure residents are able to enjoy the quality of life that led them to purchase a residence.

### **A. COVENANTS**

Prior to settlement, Cross Creek Village homeowners should have received a copy of the Deed of Dedication for the section within which their residence is located. The covenants defined in the Deed of Dedication run with the land and are binding on all homeowners. It is incumbent upon all homeowners to read and understand the covenants.

### **B. PURPOSE OF THIS DOCUMENT**

The procedures contained in this document are intended to implement the covenants contained in the Deeds of Dedication for Cross Creek Village. Specifically, this document is intended to:

- Help maintain a reasonably uniform and architecturally sound appearance for the Cross Creek Village community.
- Increase resident's awareness and understanding of the covenants and restrictions contained in the Deeds of Dedication for Cross Creek Village.
- Provide uniform rules and regulations for the Cross Creek Village community.

In the event of a conflict, the covenants and restrictions contained in the Deeds of Dedication recorded in the land records of Frederick County, Virginia take precedence.

### **C. NON-COMPLIANCE**

The CCVHOA Board of Directors, after due process, may initiate legal action as permitted by the Covenants and Restrictions and applicable law if a homeowner proceeds with changes disapproved by the CCVHOA Board of Directors.

### **D. COMMON AREA DAMAGE BY VEHICLES**

Repair of damage to the Common Areas caused by a Resident's vehicle or a vehicle belonging to a visitor of a resident by parking upon the lawns or sidewalks of the Common Areas will be the responsibility of the homeowner.

### **E. PET POLICY FOR RESIDENTS AND VISITORS**

1. Pet waste must be picked up and disposed of properly.
2. Pets should never be allowed on other resident's property unless invited.
3. Pets should be curbed from front lawns along roadways in Cross Creek Village.
4. Pets should not be left outside when no one is at home.
5. Pet odor and barking must be controlled.
6. Homeowners are prohibited from feeding stray and feral cats and from releasing stray or feral cats from CCVHOA sanctioned traps.
7. Outside doghouses, pens, dog runs, pet doors, animal/pet crates or carriers **are prohibited**.

### **F. SIGNS AND SYMBOLS**

1. No signs shall be placed on the **Common Areas** without the written approval of the CCVHOA Board of Directors.

2. Homeowners and their visitors must not park vehicles displaying advertising signs for extended periods outside their garage.
3. Homeowners, or agents of homeowners, are allowed to place one freestanding real estate sign on the lot of the house to be sold for the sole purpose of advertising the sale without the approval of the CCVHOA Board of Directors. Signs are not to exceed nine square feet of copy area and may remain until the property is sold and settled. Only one real estate sign shall be permitted on any lot. Real estate signs must be maintained in an upright position.
4. Alarm signs, or signs for on-site home/property protection systems and services, are permitted without the approval of the CCVHOA Board. These signs shall be limited in size to fit inside a 12-inch square. Only one such sign visible from the road is allowed.
5. Individual window stickers, decals, and identification stickers, such as “tot finders”, are permitted without the approval of the CCVHOA Board of Directors, provided that no more than 20% of the glass area of any window is covered.

## **G. TRASH CANS**

1. Trash cans are **NOT** to be in public view except on trash collection day or the night before. Trash cans will be kept in the garage.
2. **ONLY TRASH CANS WITH LIDS** are permitted to be put out **after dusk** the night before collection day. (This is due to weather and animal concerns.)

## **H. AUTOMOTIVE**

1. Automotive servicing, including oil changes, tune up, repairs, or parts replacements shall *not* be conducted on any lot, common area, or community street.
2. The Deed of Dedication (Article VI, 4.) states no motor vehicle or material portion thereof, which does not have a current license and current Virginia inspection sticker shall be permitted on any lot.

## **I. GRILLS**

1. Due to fire hazards, grills need to be used on driveways or patios with no overhangs.
2. Grills are not to be stored on front porches due to fire hazards.

## **J. WATERING**

1. Exercise good judgement with outside watering. Excessive watering can result in residents paying a higher quarterly assessment. (NOTE: water assessment is included with resident’s quarterly assessment.)
2. **DO NOT** water lawns unless new grass has been planted.

## **K. GARAGE DOORS**

1. Garages are not to be used as, or converted to, a living space of the residence.
2. When residents are not at home, garage doors and garage windows should be kept closed to maintain the safety and well-being of all residents and their personal property.

## **L. YARD OR GARAGE SALES**

- Private (individual) yard sales or garage sales shall not be held.

## **M. OUTSIDE STORAGE**

- Front porches, screened porches and patios will not be used for general storage, storage of lawn or garden equipment, garbage cans, bicycles, motorcycles or other such items not typically used on a porch or patio.