



[Adopted by the Association April 23, 2020. Replaces and supersedes all prior policies pertaining to the following.]

Landscaping

Per the Declaration of Common Interest Community, the strip of your property in front of your unit is your responsibility to maintain. It must be fully landscaped in a manner suitable and appropriate for a residential townhome community in the Morgantown, West Virginia, area. You must maintain the area and keep it free of all weeds and trash at all times.

Failure to comply with your responsibility will result in a written warning, giving you seven (7) days to remedy the issue. If the issue is not corrected in the allotted time, the Association will take action to maintain the area in compliance with the Declaration. Additionally, the unit owner will be fined \$100.00 to remedy the issue, per occurrence.

Roadway Parking

Per the Declaration of Common Interest Community, vehicles are NOT permitted to park on the roadways or other common elements in the development, including the grassy areas. If it is reported to the Office or Security that a vehicle is parked in a prohibited area, an attempt will be made to find the owner of the vehicle and ask the owner to move the vehicle. If this attempt fails, the vehicle will be towed at the vehicle owners' expense.

If a Unit repeatedly violates this policy, the Association may fine the Unit Owner \$100.00, in addition to towing the offending vehicles.

Residents are encouraged to call the Office or Security at 304-598-5815 to report any vehicles that are parked in violation of this policy.

Garbage and Garbage Pick-up

Per the Declaration of Common Interest Community, each Unit Owner shall either keep receptacles for garbage and recycling bins inside the Dwelling or provide receptacles for garbage and recycling bins in a screened area, not visible from the road or neighboring Units.

The Board permits Unit owners or renters to have garbage picked up by a private provider provided that all garbage is bagged and placed in a sealed receptacle(s). Furthermore, garbage receptacles must be put out by the curb no earlier than 6:00am on the day of the scheduled pick-up and must be taken in by 9:00pm on the same day of the scheduled pick-up. This policy applies even if the pick-up provider does not show up on the scheduled day (i.e., the garbage receptacles must be taken inside until pick-up has been rescheduled).

If a Unit violates this policy, the Association may fine the Unit Owner \$100.00 per occurrence.