

SUNSET MEADOWS

COMMUNITY RULES

## COMMUNITY RULES

### **Noise and Nuisance:**

Residents are expected to be considerate of others and excessive noise or nuisance activities impacting neighboring homes can not be tolerated. This includes lighting, loud music, voices, animal barking, or other sounds. Particular attention should be given to the period from 11:00PM to 8:00AM.

### **Pets:**

Pets shall not run at large. Only traditional household pets as stated in the covenants are allowed. Breeding for commercial purposes is not allowed. Residents walking their dogs must have them on a leash and properly clean up after them.

### **Dog Houses and Runs:**

All doghouses and runs must be within privacy fenced back yard and not visible. If back yard is not fenced then Architectural Committee approval is required.

### **Trash Storage:**

All garbage and trash shall be stored on properties must be kept in covered containers. Containers may be placed at curbside no earlier than the evening before collection day and must be returned to their storage location not visible from the street by the evening of collection day.

### **Vehicle Parking:**

Residences are required to utilize garage and driveway for parking on a regular basis. This does not include vehicles belonging to temporary guests.

### **Vehicle Repairs:**

No major vehicle repairs shall be performed in the street, driveway, yards, or common areas. Inoperative vehicles may not be stored in driveways or street. Vehicles leaking fluids may not remain on the streets or common area property. They are subject to tow at owner's expense and all damage resulting is the responsibility of the owner.

**Boats, Trailers, Trucks, and Recreational Vehicles:**

Parking of trucks, boats, trailers, or RV's on streets overnight is prohibited. These must be parked in the garage. Vehicles parked in violation are subject to tow at the owner's expense. Trucks 1 ton and smaller are not considered trucks for this regulation.

Recreational Vehicles owned by the homeowner may be parked in the driveway for a period no longer than 24 hours before or after a trip preparation. Out of town guests may park their RV's on the driveway for a period not to exceed 7 days. Homeowner's boats 23 feet or less may park their boat in the driveway, side yard, or rear yard as long as it has not been determined to be a nuisance to the neighbors. Should the Board receive complaints, then the homeowner will lose the privilege and appropriate action will be taken.

**Rental or Leasing of Homes:**

No home shall be rented for a period of less than six months.

**Sale of Home:**

The Virginia Property Owners Association Act requires the seller to obtain a Disclosure Packet from the Homeowners Association, which must be provided to any purchaser at contract signing. This may be requested from the Association Manager when the property is offered for sale. This offers protection to the purchaser and informs them that there are restrictions and rules regarding the use of the property. Failure to provide this packet can cause the cancellation of the sale.

**Heating and Air Conditioning:**

Window air conditioners are not allowed. Wall heating and air conditioners units that would be visible from the neighboring properties require Architectural Committee approval.

**Landscaping:**

Landscaping is permitted without an application; however, such landscaping must be done in such a way as to not impact neighboring properties. Landscaping in the front and side yards and visible to neighboring properties or from the street must be accomplished in a manner that does not detract from the general appearance of the community. It is suggested that plans are discussed with immediate neighbors and careful consideration is given to the size of the mature plantings.

**Clotheslines:**

Outdoor clotheslines are allowed as long as they are in the rear yard. Consideration should be made on the location and attractiveness.

**Seasonal Decorations:**

Seasonal decorations (temporary decorations associated with a particular holiday) may be displayed without Architectural Committee approval for a period of thirty days before and fourteen days after such holiday.

**Fences:**

Fences shall be approved by the Architectural Review Committee.

**Gutters and Downspouts:**

Proper maintenance requires that gutters and downspouts be kept in good condition. When replacing existing gutters and/or downspouts with like materials, no approval is required. Any gutter guards must be of same color.

**Storm Doors:**

The color of the frame of the storm door must match the existing trim to which it is attached, the front door, or the shutters. Any other color or design requires Architectural Committee approval.

**View from Neighboring Properties:**

Visibility concerns will be determined base on visibility from streets or walkways as well as from neighboring properties. "Visible from neighboring properties" shall mean the ability of a person six feet tall, standing at the same elevation as the base of such object, to view the object.

**Sheds and Tool Storage:**

A shed or other storage structure requires an Architectural Committee approval. Application should include a drawing showing the structure's placement, dimensions, roofline, color, and materials used. York County requirements must be met. A storage unit may be on a concrete pad or on a 4x4 skids but must be securely anchored to the ground at each corner. Metal buildings will not be approved by the Architectural Committee.