

## Highlights of Liberty Crossing Rules and Regulations

(Please check the website [www.libertycrossing-williamsburg.com](http://www.libertycrossing-williamsburg.com) for the complete handbook)

1. **ANIMALS** - Domestic pets such as dogs and cats are permitted, but should be registered and inoculated as required by law. Pets must be on a leash when outside when not constrained by a fence and accompanied by a person schooled in managing that pet. All droppings must be removed immediately by the pet owner, wherever this occurs.
2. **TRASH** – Trash containers and recycling containers should be stored in the garage or rear yard and remain out of site from the public view, Common Areas and the street except on the days of trash collection.
3. **SAFETY** – Please observe the 15MPH speed limit and obey STOP signs in our neighborhood for the safety of others. Bicyclists should wear helmets and skateboarders should be aware of their surroundings.
4. **LEASING** – The owner of a property may lease the entire dwelling to a tenant for a period of not less than 1 year initially, using a written lease which should require the lessee to abide by all Liberty Crossing Rules and Regulations. Under no circumstances shall the lessee sublet any portion or part of the dwelling.
5. **PARKING** – Residents’ vehicles should be parked in their garage, driveway, or in one of the marked parking spaces available to residents. Do not park in front of anyone’s driveway, fire hydrants or a postal mail box cluster. No parking on the street outside of a parking space for any vehicle between midnight and 6:00am to allow for fire trucks, ambulances, snowplows, sweepers and sand/salt spreaders to service our neighborhood. See #6 for types of parked vehicles that are in breach of rules and regulations. **Numbered parking hang tags to identify residents’ vehicles or their guests are easily available through our Association Manager, required in order to avoid being towed, effective 01.01.2018.**
6. **TOWING**- Any illegally parked cars, cars without hang tags, cars with expired registrations or inspection stickers, trucks, buses, tractors, trailers, campers, boats or other watercraft, commercial vehicles, oversized or inoperable vehicles will be towed at the owner’s expense.
7. **GRILLING** – All grilling should be away from the structure to avoid fire and should conform to county and state standards and mandates. Grills must be stowed out of view from the street when not in use. We recommend access to a fire extinguisher during use.
8. **NOISE AND NUISANCES** – No persons shall cause any unreasonably loud noise (except for security devices) or engage in any activity, practice or behavior that causes annoyance, discomfort or disturbance. Noxious, destructive or offensive activity shall not be conducted in any area of Liberty Crossing.
9. **COLORS/WINDOWS/LIGHTING/YARDS** – Front, rear and side yards including driveways should be maintained in a neat manner. Window treatments must be in a neutral color, normally white or off white. Exterior lighting should not project outside the boundaries of each lot.
10. **HOLIDAY DECORATIONS** – Any holiday decorations are welcome and should be removed within 30 days of the holiday calendar date.

**RULE VIOLATORS (OWNERS AND TENANTS) CAN EXPECT TO RECEIVE VIOLATION LETTERS, FOLLOWED BY FINES AND/OR LOSS OF PRIVILEGES SUCH AS SWIMMING POOL ACCESS, PARKING AND CLUBHOUSE RENTAL, AN 'INVITATION' TO COME BEFORE THE BOARD FOR A DUE PROCESS HEARING AND MORE SUBSTANTIAL PENALTIES MOVING FORWARD.**

**OVER**

**IMPORTANT - THE ARCHITECTURAL REVIEW BOARD (ARB)** – Before commencing the construction, erection, planting or installation of any building addition, deck, fence, wall, solar collector system, landscaping, storm door, exterior lighting or anything that might change the exterior appearance of your dwelling, including paint color, for any of the listed items, an owner must submit a completed “Application for Architectural Change” form to the ARB and be approved for the project. This form can be downloaded on the website.

**Your current Liberty Crossing Board Members are:**

Christine Matter – President  
Gwen Franklin – Vice-President  
Sean McClatchey – Treasurer  
Ron Garrison – Member at Large

**Association Manager is:**

Kallissa Peavey ([kpeavey@unitedpropertyassociates.com](mailto:kpeavey@unitedpropertyassociates.com))  
United Property Associates, 1 Old Oyster Point Rd, Suite 140, Newport News, VA 23602  
PHONE – 757-873-4832 ext. 1020  
FAX – 757-873-8907

**Committees are:**

Clubhouse & Pool Committee  
ARC Committee  
Welcoming Committee  
Landscape Committee  
Maintenance Committee  
Rules & Regulations Committee

**The board meets the 4th Thursday of each month at 6:00 PM in person or via Zoom. All are invited to observe and participate in the Homeowner Forum. Each committee reports out at the monthly meetings. The annual meeting takes place November each year.**

**The new HOA fee is \$170.00 effective January 1<sup>st</sup>, 2022.**

**The deposit for renting the Clubhouse is \$150 and the Clubhouse rental fee is \$75.  
Swimming pool tags for entry into the pool are available through Kallissa Peavey at United Property Associates. No admittance to the pool area is permitted without a tag.  
Pool and Clubhouse rules are on the Liberty Crossing website.**

**UPLOADED  
2/18/2024**