

**Braemar Creek  
Policies and Regulations At-a-Glance  
5-1-2018**

**This is only a short summary of the rules and regulations governing the Braemar Creek community. Please refer to the Governing Documents in your resale package or online for the complete rules. Owners, if you are renting your unit, you are responsible for making sure your tenant has a copy of the complete rules.**

**To access documents online, go to *www.TownSq.io* on Google Chrome. After you log in you can view all the policies.**

**Hazardous Materials / Grills**

- Charcoal and wood burning grills are not permitted. Wood, charcoal burning fire pits and similarly fueled outdoor fireplaces are not permitted. Smokers utilizing wood, charcoal or pelletized fuel as the primary fuel source are not permitted. No gasoline or other hazardous substances may be stored on Braemar Creek property, including in any unit, storage space, or garage.
- Electric grills and electric smokers are permitted. Liquid propane fueled grills and outdoor fireplaces having a cylinder size not to exceed twenty (20) pounds are permitted. Proper disposal of propane tanks is required.
- No grill may be operated on screen porches, enclosed patios or balconies. All grills must be operated at least 10 feet away from any combustible construction and/or materials.
- All equipment must be labeled for its use by a testing laboratory recognized and approved by the James City County Fire Marshall.

**Parking**

- Each Woodlands unit has (1) reserved parking spot. No parking on the street at any time in the Woodlands. This is a tow-away zone.
- Each Linkside unit has a garage and driveway for parking. On-street parking is allowed on only one side of the street in the Linkside, and that is only for visitors and by permit. All other cars parked on the street may be towed.
- Handicap parking spots are only for vehicles with handicap license or placard.
- Unassigned parking spaces are available to residents and their guests on a first come, first serve basis.

**Vehicles**

- The speed limit is **15 MPH.**
- Prohibited vehicles include recreational boats, trailers, and campers, as well as commercial vehicles.

- All vehicles shall be operational with up-to-date licensing, inspection, and registration.
- Only minor vehicle repair work (dead battery, flat tire) is permitted on site.
- Vehicle owners should not increase engine noise levels or race engines while parked or blast loud music from their vehicles.

### **Pets**

- No animals other than domestic dogs, domestic cats, domestic ornamental birds (exclusive of poultry species), domestic small mammals (guinea pigs, gerbils, hamsters), and aquarium raised fish shall be raised or kept in any unit or on Association property.
- With the exception of fish and birds, the number of pets per unit shall not exceed two (2). All pets must be registered with the Community Manager.
- All pets, in any unit or on Association property, when required by law or ordinance, shall be licensed by the County of James City and inoculated in conformance with the laws of the Commonwealth of Virginia and registered with the Association in the format provided.
- Pet owners are responsible for cleaning up after their pets and assuring that their pets do not present a nuisance.
- Dogs and cats, when on Association property, must be leashed. Pet stakes are not permitted on common areas.

### **General Appearance**

- Patios, porches, common elements and limited common elements shall not be used for storage.
- All items left outside must be out of view. This includes garden hoses, recycling bins, toys, bicycles, other sports equipment, etc.
- The following are not permitted in the common areas: yard art, statues, sculptures, wind chimes, signs, etc. No more than (2) shepherd hooks are permitted in the common area. Solar lighting is prohibited in the common area unless approved by the Board in advance.
- Plants or flowers placed in the mulched area must be potted and well maintained.
- All window coverings must appear white from the outside.
- Trees shall not be used for hanging planters, baskets or bird feeders. Nothing is to be set on top of the fences such as plants, towels, décor, etc.
- Tasteful holiday decorations that are in keeping with the character of Braemar Creek are allowed. Decorations are limited to the homeowner's individual property including the front door, front porch area and back porch, where appropriate. All exterior lights must be extinguished from 10 PM to 6 AM. Inflatable displays are not permitted in any part of

the community. Displays may not be placed on grass or sidewalks. Decorations must be removed no later than 10 days after the holiday.

- Antennas or satellite dishes shall not be attached, hung, or placed in or on common elements.
- Please keep the community clean by properly disposing of cigarette butts and trash.
- Owners who wish to make any improvements, modifications, additions, to their homes must get the approval of the Board in advance. Requests for these should be submitted on the Plan Application which can be found on the Braemar Creek website.

### **Trash**

- Place all household trash in the trash compactor near the pool area; do not leave trash outside the compactor if it is inoperable.
- Do not place cardboard boxes, metal objects, large objects, furniture, etc. in the compactor or outside of it. Dispose of those items by recycling or taking them to the James City County Convenience Center on Jolly Pond Road.
- **Braemar Creek recycles.** If your unit does not have a green recycling bin, VPPSA will drop off a free one for you. Email: [curbsiderecycling@vppsa.org](mailto:curbsiderecycling@vppsa.org) or phone 757-259-9850. Wednesday is our recycling day, and VPPSA picks up every other week. They will give you a schedule when they bring your bin. All recycling bins must be retrieved by 7 p.m.

### **Clubhouse**

- Forms to reserve the clubhouse for exclusive use by unit owner only are available on the website and from the Community Manager.
- The fitness room is in the clubhouse with the entrance on the left of the building. Fitness equipment is not to be moved, and all equipment should be wiped down after use.
- Neither smoking nor pets are allowed in the clubhouse or fitness room.
- When using the clubhouse, remember to pick up after yourself and your guests. Place all trash in securely fastened trash bags and deposit it in the trash compactor. Clean soiled surfaces such as counters, tabletops and floors. Do not remove furniture.
- When leaving the building, turn off the lights and be sure all windows and doors are securely locked.

**BRAEMAR CREEK AT GREENSPRINGS PLANTATION CONDOMINIUM  
ASSOCIATION, INC.**

**POLICY RESOLUTION  
HOLIDAY DECORATIONS**

WHEREAS, Article 4, Section 4.1 of the Association's Bylaws provides that the affairs of the Association shall be managed by a Board of Directors ("Board"); and

WHEREAS, Article 4, Section 4.12 of the Association's Bylaws provides that the Board of Directors shall have the power to adopt, amend, promulgate and enforce rules and regulations governing the details of the operation and use of the Units and Common Elements, real and personal, in the Condominium; and

WHEREAS, it is in the best interest of the Association to establish and adopt a holiday decoration policy to improve operational effectiveness, maintain a safe community and protect Unit Owners' financial investment.

NOW THEREFORE, it is hereby RESOLVED that the Association adopts the following policy in replacement of 3.8.2 and 3.8.3 of the Rules and Regulations.

1. Tasteful holiday decorations which are in keeping with the character of Braemar Creek are allowed. Approval prior to display is not required. However, decorations are subject to the discretion of the board. If a homeowner wishes to obtain pre-approval, please submit your ideas to the community manager. Decorations are limited to the homeowner's individual property including the front door, front porch area and back porch, where appropriate.

All exterior lights must be extinguished during the hours of 10PM – 6 AM. Inflatable displays are not permitted for display in any part of the community. Displays may not be placed on grass or sidewalks, as these are common areas. Displays may be attached to the exterior of homes. However, displays may not be nailed or screwed into structures, nor attached in any other way which would cause permanent damage or alteration of the structure. Decorations for a particular holiday must be removed no later than 10 days after the holiday.

2. If a Unit is leased or occupied by a third party, it is the Unit Owner's responsibility to inform the occupants of the holiday decoration policy in addition to other community rules.

3. Failure to comply with this policy or the requirements herein constitutes a violation of the condominium instruments and can result in the suspension of services, amenities, and/or the imposition of charges after a due process hearing.

This Resolution is effective November 23, 2015.

Adopted at a meeting of the Board of Directors on November 23, 2015.

UPLOADED  
8/17/2021