

Bridgewater Bay Condominium Unit Owners' Association

House Rules

The purpose of House Rules is to promote safety and harmony for all who live on or visit the property. Owners are responsible for informing other family members, guests and tenants of the property's House Rules and are ultimately responsible for any violation of any provision of the Association's Condominium Instruments including House Rules by themselves or by any person or animal on any portion of the Condominium Property at or with the express or implied invitation of that Owner. These House Rules are authorized by Article IV, Section 4 of the Bylaws.

The Association's Board of Directors reserves the right to withhold access to the property's amenities or assess charges against Unit Owners who violates any of the Condominium Instruments or the House Rules as provided in Section 55-79.80.2 of the *Code of Virginia (Condominium Act)*.

Parking and Vehicles

- 1) Vehicular parking is allowed only on streets, driveways and parking areas. Vehicles parked on shoulders of streets shall not block or interfere with ingress or egress from driveways. Parking of vehicles with tires outside street curbing (i.e. on the grass) is prohibited. Only motorcycles and passenger vehicles (including cars, SUVs and pick-up trucks) shall be parked within Bridgewater Bay. No inoperable or unlicensed vehicles may be stored on streets, driveways or parking areas nor may repairs to vehicles be performed in these areas. Vehicles parked in violation of this rule are subject to removal by a bonded towing service at the owner's expense. Bridgewater Bay or its managing agent shall not be responsible for any damages that occur as a result of removal by a third party towing company.
- 2) No Campers, Recreational Vehicles (RVs), Buses or trailers (unpowered vehicles towed by another vehicle) of any kind may be stored within Bridgewater Bay. However owners and residents may bring said vehicles on to Bridgewater Bay streets and driveways for the purpose of immediate loading or unloading of contents. Under no circumstances may said vehicles be parked on Bridgewater Bay streets or driveways overnight, or when active loading or unloading is not taking place. However, said vehicles *may be temporarily parked* in the designated parking area behind the Clubhouse. Parking in this area shall be on a space available basis for no longer than 7 continuous days and further limited to no more than 7 days in any 30 day period. In addition, owners of said vehicles must notify the Bridgewater Bay managing agent of their intent to temporarily park vehicles in the designated area and stipulate how many days the vehicle will remain. Bridgewater Bay shall not be responsible for these vehicles or their contents while they are on Bridgewater Bay property and shall reserve the right to have said vehicles removed at the owner's expense by a bonded towing service if they are in violation of the limits stipulated above. Bridgewater Bay or its managing agent shall not be responsible for any damages that occur as a result of removal by a third party towing company.
- 3) The speed limit on all streets within the boundaries of Bridgewater Bay is 20 miles per hour.

Pets

- 4) No livestock, fowl or other animals may be kept or maintained on/in any Unit except domestic cats, dogs, and pet birds not to exceed 2 of any species without the written consent of the Association. Animals of any kind may not be kept for any commercial use or purpose. No dog houses, pens or animal shelters of any kind shall be permitted on Limited Common Elements or Common Elements. No animal shall be allowed to run loose upon the exterior of any Condominium Unit or Common Element but shall be on a secure leash and under the control of a responsible person.
- 5) Pet owners shall immediately remove all solid waste left by their pets upon Bridgewater Bay Common Elements or Limited Common Elements.
- 6) All pets shall have received all necessary vaccinations, inoculations and licenses as required by law.
- 7) Pets shall not be tethered, tied up or left unattended on decks, patios or any exterior area within Bridgewater Bay. In addition, pets shall not be allowed to continually bark or disturb other owners and/or guests.

- 8) Pets owned by or in possession of tenants of short-term rental Units are not permitted on Bridgewater Bay property. Tenants with long-term (90 days and over) leases may keep pets with written approval of the Unit owner.

Outside Activities & Noise

- 9) Noxious or offensive activity or noise is prohibited, in or upon any part of Bridgewater Bay property, nor shall anything be done thereon which may be or become an annoyance or nuisance, public or private, to the Condominium occupants, or which shall in any way interfere with the quiet enjoyment of each of the owners of his or her Unit. There shall be no loud or offensive noises in the hallways or other interior Common Elements.
- 10) No Unit owner or other occupants shall hang garments, towels, wash, rugs or other items from windows or any façade, decks, railings or patios. No outside facilities or structures for hanging wash or other items may be erected.
- 11) Patio furniture, picnic tables, children's toys, activity sets etc. may not be left on lawns or other Common Elements for more than 24 hours. Owners of Units responsible for items left for more than 24 hours are subject to violation charges as stipulated below and for reimbursement of the Association for removal and storage of said items.
- 12) Outside grills are dangerous and extreme care must be taken with them at all times. The use of outside grills shall be governed by the following standards: (a) grills must be portable and may not be permanently mounted, (b) only propane and electric grills are allowed and must be used at least 24" above the floor (no hibachi's). Gas cylinders, when used, must be at least 36" from walls, windows, deck and patio doors, and (c) any damage caused by grills will be assessed to the owner of the Unit.
- 13) No personal property (bikes, water toys, trash, gasoline containers, etc.) may be left on the lawn areas, shrub beds, sidewalks, docks or any other part of the Common Elements.
- 14) Any exterior Unit decorations must be approved by the Association.
- 15) Exterior holiday decorations may be exhibited no sooner than 30 days prior to and not later than 15 days after the holiday.
- 16) No yard sales shall be allowed.
- 17) No person shall operate a motor vehicle, moped, motorcycle or other motorized vehicle within the Common Elements of Bridgewater Bay without first securing all licenses and registrations required by the State of Virginia for the operation of such machines on public roads in the State of Virginia. All unlicensed motorized (either gasoline or electric) vehicles, scooters and mini-motorcycles, except golf carts owned and registered with the Association by Unit owners, shall be prohibited from Bridgewater Bay property.
- 18) All golf carts used within the Bridgewater Bay property shall be registered with the Association, display a Bridgewater Bay decal and shall be stored in driveways, garages, lower patios or other areas expressly approved by the Association. The Association may require that the owner's Unit number be prominently marked on such cart. Any damage caused by the operation of such cart shall be the responsibility of the owner of such Unit. Golf carts are not allowed on the docks but may be parked in designated parking areas at each dock or in the Clubhouse parking lot while it's owner(s) are using the facilities.
- 19) Only golf carts are allowed on golf cart paths.
- 20) Non-resident guests not staying on property overnight using the pool and tennis courts must be accompanied by an owner or long-term tenant of a Bridgewater Bay Unit. Resident guests (those staying on property) using the pool and tennis courts need not be accompanied by an owner. Owners may not give friends or other non-resident guests permission to use BWB facilities without the owner's presence.
- 21) With the exception of temporary holiday displays per rule #15, the only flag allowed to be displayed on the property is the American flag. A single flag no larger than 3 feet by 5 feet may be hung from a pole mounted to the center railing stanchion of the rear decks.
- 22) Storage of any personal belongings or materials or the placement of storage structures on decks or anywhere around the exterior of residential buildings or on Common Elements is prohibited.
- 23) Only patio-style furniture, exterior decorations, cooking grills and potted plants may be placed on decks and porches.
- 24) Potted plants are allowed in and next to entryway porches, walkways, and driveways as long as ingress and egress is not obstructed.
- 25) No decorations or ornamentations of any kind that are visible from the exterior of buildings are to be displayed in or around exterior windows with the exception of window treatments (blinds, shades, curtains, etc.). Exception: temporary holiday decorations as allowed as stipulated in Rule #15.

Marinas, Docks

- 26) Personal items, boating accessories and equipment shall not be stored or left on the Common Elements of or around the docks. Personal items may only be stored on boats or watercraft or in Dock Boxes located within the confines of the Limited Common Elements of the docks (i.e. the homeowner's individual slip).
- 27) The floating dock located at the end of A Dock is reserved for sunning, swimming and fishing. Boats are prohibited from parking at this dock except for the immediate loading and unloading of passengers. The free-standing floating dock is to be used for temporary boat parking by residents and guests. Residents with assigned slips may park their boats at this dock for a maximum of 48 hours continuously. Residents with house-guests staying on property or short-term renters who wish to park their boats at these "courtesy" docks overnight are requested to notify the Association in advance. In any case, non-residents are prohibited from parking boats overnight for longer than 5 consecutive nights without prior permission from the Association.

Other

- 28) Every Unit owner shall, in his/her absence, maintain or make arrangements to maintain their Unit interior temperature sufficient to prevent water pipes from freezing. Failure to do so resulting in damage to the building or other property will result in the owner's obligation for payment of all expenses incurred.
- 29) Except for model Units, Units may be used for residential use only. Owners of Units used for rental or lease purposes must secure all necessary governmental permits and make certain that their tenants are made aware of all property Rules & Regulations. All Units made available for such rental or lease must be made known to the Association by completing an annual Declaration of Unit Rental Status form.
- 30) Only signs i.e., pool, traffic and marketing provided by the Declarant/Association are allowed on the property except that owners selling their Unit may post a "For Sale" notice (8 ½" X 5 ½") on the community bulletin board at the Clubhouse subject to guidelines established by the Board of Directors. A temporary "Open House" sign may be displayed in front of Units only during such time the Unit is open for inspection. "For Sale", "For Lease" or "For Rent" signs are prohibited from Unit window, Common Elements and Limited Common Elements.
- 31) All owners and guests are responsible for removing all trash from Units and shall not leave such trash on Common Elements or Limited Common Elements. Trash receptacles must remain within the confines of individual Units with the exception of commercial receptacles which may be placed curbside for no more than 12 hours during the designated day(s) of collection.
- 32) The use of wood/coal stoves and/or kerosene heaters is prohibited in Units or in the Limited Common Elements or Common Elements, with the exception of UL approved outdoor gas or electric heaters which may be used on decks and patios.
- 33) The size, style and location of all exterior propane gas tanks and satellite dishes located on Common Elements must have prior approval of the Association. The Owner may select their service provider.

All reports of violations are investigated. Chronic offenders are referred to the Board of Directors for action(s) as appropriate which may include sanctions and/or fines up to \$50.00 for any single violation or, \$10.00 per diem (up to \$900.00) for any violation of a continuing nature in addition to all costs for repairs and/or replacement of property resulting from violations. Guests and tenants who violate these House Rules on Common Element property after a warning or reminder may be asked to leave the property or have their use privileges of the Common Elements or facilities or services suspended