



## ROCK BRIDGE

### Rockbridge HOA Quick Reference

#### **Leasing of Units CCR 5.4**

- Leasing is defined as “regular, exclusive occupancy” by a person other than the owner for which the owner receives consideration or benefit.
- Units may be rented ONLY in their ENTIRETY (no fraction or portion may be rented) CCR 5.4
- Owner is required to give notice of any lease to Board within 10 days of its execution. Must provide Tenant name, a copy of the lease, and owner’s current address.
- Tenant Lease must contain an addendum certifying that Tenant agrees to abide by the HOA Declaration of Covenants, Restrictions and Requirements OR a tenant signed copy of the CCR must be provided to the HOA.

#### **Single Family Occupancy CCR 1.17**

- A single family shall be defined as: •
  - ANY number of persons that are related by blood, adoption or marriage living with NOT MORE than one (1) person who is not so related as a single household unit
  - No more than two (2) persons who are not so related living together as a single household unit.

#### **Annual Dues CCR 9.3**

- Annual dues are \$330.00, effective January 1, 2020. Dues are to be paid on or before January 1<sup>st</sup> of each year. Late fees (10%) and interest are applied on the 31<sup>st</sup> day following the due date.
- The amount of the Association Dues is determined by the Board, and may be increased by 10% annually, without a vote of the membership.
- Expenses can include but are not limited to: the cost of all landscaping, common areas, pools, ponds, events, median strip, right-of-way maintenance, and a reasonable provision for contingencies and appropriate replacement reserves, less any expected income and any surplus from the prior year’s funds.



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### **Vehicles and Parking CCR 5.11**

- No RV, Boat, Trailer, Camper, Marine Craft or Equipment/Machinery of any kind may be parked or stored for more than twenty-four (24) hours or on a semi-permanent daily basis on any part of a Lot, public or private road, easement, right-of-way or common area unless completely concealed from public view in a garage or approved enclosure.
- Parking of such vehicles belonging to overnight guests of owners may not exceed three (3) days.
- No vehicle shall be parked in a yard or in the street in such a way that it blocks the flow of traffic.
- No vehicle may be repaired on a Lot unless completely concealed inside a garage or other approved enclosure during the repair thereof.

### **Pets CCR 5.12**

- No livestock or poultry of any kind shall be raised, bred or kept on any Lot. Dog and cats are allowed, provided not kept for commercial purposes and only two (2) total animals may be kept for household pets. Pets must not be allowed off Owner's property unless on a leash and accompanied by a member of Owner's household.

### **Requests for Home Additions/Improvements CCR 6.1 and 6.2**

- Exclusive of normal maintenance, any new construction or removal in connection with any improvement which alters the exterior appearance and will be visible from public right of way shall be performed only with the prior written approval of the Architectural Control Committee, including without limitation, painting, staining and siding.
- "Improvement" means structures including but not limited to homes, storage sheds, patios, swimming pools, fences, screening walls, retaining walls, decks, landscaping, poles, signs, etc.
- Residents intending to make improvements or additions must submit a building site plan and construction specifications for the improvement to the Homeowners Association. Upon review, the Homeowners Association will return a signed approval letter to the resident