

The Townes at BlueStone

Rules and Regulations

The following is information intended to help you understand how the community operates. These policies have been established by the Association in the interest of helping keep your neighborhood safe, neat, and attractive.

1. Each townhome is allotted two (2) parking spaces. No unit should occupy more than 2 parking spaces on the property. Visitors to the community are to park in the designated "visitor" spaces. Visitor spaces should not be used for residential parking.
2. Vehicles must be in working condition and have a current license, registration, and inspection. No utility trailer, camper, bus, commercial equipment/vehicle may be parked on any street or parking area. Violations will result in vehicles being towed at the owner's expense. **Towing services provided by 1st Choice Towing (540-478-4869).**
3. No noxious or offensive activity is permitted on any lot, parking area, or common area, and noise levels will be enforced per Harrisonburg City Code.
4. Per Harrisonburg City Ordinance, pets should be on a leash and under control at all times when outside. Pet waste is to be picked up immediately and properly disposed of. Pet stations are placed throughout the community for your convenience – please utilize them!
5. No signs are permitted, except to advertise the property for sale or rent.
6. Any changes or additions to your property (to include buildings, fences, hardscaping, door color changes, etc.) must be submitted to the Association for architectural review and approval. If changes are made without approval, they must be removed, and the property put back into compliance. **If this is not done, a \$50 per month fine will be assessed until the issue has been addressed.** A copy of the application and design standards can be found on Bluestone's page on the Rocktown Realty website.
7. AC window units are **NOT** permitted in the community. If you are having an HVAC issue and have a unit installed temporarily, please let us know so that it can be communicated to the Board of Directors.
8. Children's toys, lawn equipment, bikes, grills, trash bins, etc. should be stored inside or in screened location. Storage of these items in the front or side yards is not permitted. This also includes portable swimming pools, which should be drained and flipped over each day when not in use.
9. The use of motorized scooters on sidewalks and private streets is not permitted.
10. Trash is to be placed on the street after 4pm the day before trash pick-up and must be put away by 6pm on the day of trash pick-up.
11. Owners are responsible for landscaping their lots, which includes mulching, weeding, trimming, and other garden care. Mowing will be provided by the association, but if your backyard is fenced in, it is your responsibility to mow. A warning will be sent to the owner if any of these areas need to be addressed. If nothing is done after 14 days, a **\$25 fine will be assessed to the owner.** If nothing is done 14 days after the fine, the HOA will have the landscapers take care of the issue at the owner's expense.
12. Owners are responsible for maintaining, repairing, and replacing all portions of their lot and townhome. This includes roofs and gutters.

