

**RULES AND REGULATIONS  
BRAXTON PARK PROPERTY OWNERS ASSOCIATION**

These Rules and Regulations are adopted in accordance with and are subject to the Articles of Incorporation of Braxton Park Property Owners Association (the "Association"), a Declaration of Covenants and Restrictions for Braxton Park ("Declaration"), dated September 15, 2006, and the By-Laws of the Association and all amendments and supplements thereto. In case of any conflict between these Rules and Regulations and the Articles of Incorporation, the Declaration, or the By-Laws, the Articles of Incorporation, Declaration or By-Laws shall control.

1. Vehicles and Parking.

(a) Owners or tenants of Living Units shall have the use of two parking spaces on the adjoining private street as designated by the Board of Directors. Parking so as to block sidewalks shall not be permitted. If any vehicle shall be parked in violation of the Governing Documents or abandoned within the Townhouse Development, the Association shall be held harmless by the owner for any and all damages or losses that may ensue, and any and all rights in connection therewith that the owner or driver may have under the provisions of state or local laws and ordinances are hereby expressly waived. By parking on Braxton Park Property Owners Association, the Owner, as well as any residents, tenants or guests of the Owner, shall indemnify the Association against any liability which may be imposed on the Association as a result of such illegal parking or abandonment and any consequences thereof.

(b) No portion of the Development shall be used for the repair of motor vehicles other than routine cleaning.

(c) No unregistered motor vehicles or motor vehicles with expired registration or state inspections may be parked in the Development.

(d) All motor vehicles and other wheeled devices designed or used for riding by persons, including but not limited to bicycles, tricycles, tractors, motorcycles, mopeds, dune buggies, and snowmobiles, shall be driven only upon paved streets, roads, and parking areas constructed for that purpose, except vehicles authorized by the Association as needed to maintain, repair, or improve the Common Area may enter other areas.

(e) Parking of all commercial and recreational vehicles and related equipment, including camping trailers, boats and boat trailers is not permitted, other than on a temporary and nonrecurring basis with approval by the Board of Directors.

(f) No inoperable vehicles may be parked on any portion of the Development. All vehicles on the property must be able to pass state inspection.

2. Pets. Subject to limitations as may from time to time be set by the Board of Directors, not more than two generally recognized house pets may be kept and maintained in a Living Unit, provided such pets are not kept or maintained for breeding or commercial purposes. All pets must be kept on a leash and under the control of their owner when they are outside the Lot, must not become a nuisance to other residents, and must be in compliance with all applicable ordinances of the County of Campbell. No pen,

kennel, house or other facility for the occupancy or confinement of a pet shall be maintained or used outside a Living Unit. The Association may use any lawful means to enforce the provisions of this paragraph if the Board of Directors determines, in its sole discretion that they have been violated by an Owner or an Owner's pet, including removal of the pet whose existence or behavior is at issue.

3. Clothes-Drying Equipment. No exterior clotheslines or other exterior clothes-drying apparatus shall be permitted on any Lot, unless approved in writing by the Board of Directors. It is contemplated that no exterior clotheslines or other exterior clothes-drying apparatus will be permitted.

4. Trash and Garbage.

(a) The Association shall contract for the periodic removal of trash and garbage from designated trash areas on the property of the Association.

(b) Owners or occupants of Living Units shall keep and store all trash and garbage inside the Living Unit until it can be taken to the trash area. No trash bags may be left on front porch, patios or decks at any time.

(b) No trash, leaves, paper, wood or similar material may be burned on any Lot, Common Area or Open Area.

5. Mailboxes. The Declarant or the Association shall erect structures or facilities for mailboxes to be maintained by the Association that each Living Unit shall be required to use. Such structures or facilities shall also have a blank surface suitable for the posting of notices and messages to members and the Board of Directors. Otherwise, only mailboxes meeting design standards established by the Board of Directors shall be permitted.

6. Wood or Propane Stoves. No wood stove or propane stove shall be installed, maintained or used on or within any Living Unit or Common Area, except a propane grill for cooking purposes only may be used and kept outdoors on patios.

7. Flags. No free standing pole or other structure for the display of flags may be erected or maintained on any Lot. One flag of not more than 3 feet by 4 feet in size may be displayed on a pole of not more than 6 feet in length affixed to the front or rear of a Living Unit. Official flags of the United States of America and the Commonwealth of Virginia may be displayed without further permission. Otherwise, flags must be approved by the Board of Directors or a person or committee authorized by the Board to review and approve flags before it can be displayed.

8. Patios and Decks. Any patio or deck attached to a Living Unit must be kept in good repair and in an orderly condition so as not to detract from the neat appearance of the Development. In this regard, no personal property may be stored or kept on a patio or deck other than furnishings in daily use. The Board of Directors, in its sole discretion, may determine whether a patio or deck is orderly. If any Owner or resident shall fail to keep a patio or deck orderly, the Board of Directors may have any objectionable items removed so as to restore its orderly appearance, without liability therefor, and charge the Owner of the Unit for any costs incurred in the process. No flags, pennants or apparatus for holding a pole or other connection for a flag or pennant and no lines or apparatus for hanging plants or any other material or item

shall be attached to the railings or posts installed on the exterior of any patio or deck. No cooking or grilling of food on a grill or stove fueled by charcoal, gas, propane, or other flammable substance shall be conducted on a deck. No open flame devices such as, but not limited to, firepits, fireplaces, tiki torches or other such devices shall be kept on or used on any deck. The Board of Directors shall have the authority to establish aggregate or individual weight limits for furnishings and property placed on a patio or deck. No roof may be constructed or installed over a patio or deck and no deck may be enclosed other than by a railing not exceeding three feet in height.

9. Leases. Leases shall be valid only if the tenant acknowledges receipt of a copy of the Declaration and the Rules and Regulations of the Association and the lease shall state such acknowledgment. Approved lease language meeting this requirement may be provided by the Board of Directors.

10. Limits on Occupancy of Living Units. In addition to the restrictions and limitations set forth in the Declaration, no Unit may be occupied on a regular basis by more than three (3) unrelated adults. A regular basis shall mean overnight occupancy by any person for a period of more than fourteen days within any period of ninety days without written permission of the Board of Directors or its duly authorized officer or representative.

11. Nuisances. No Owner or occupant of a Living Unit shall engage in, create or permit any activity or condition in a Living Unit, Lot or Common Area which shall create or emit any odor or noise of sufficient strength or volume to be perceptible or disturbing in any other Living Unit. No Owner or occupant of a Living Unit shall engage in any activity in a Living Unit, Lot or Common Area which shall interfere with the rights, comforts or convenience of the occupants of other Living Units. The volume of any radio, television, musical instrument or other sound producing device in a Living Unit shall be kept sufficiently reduced at all times so as not to disturb the occupants of any other Living Unit. This shall not apply to temporary situations involving construction, cleaning or repair of a Living Unit on a Lot or landscaping or improvements within a Common Area.

12. Front Porches. No items other than decorative statuary (which includes figures or sculptures), patio furniture, or potted plants may be left on front porches at any time. Only decorative statuary, garden flags, or other garden decorations may be left in the mulch bed area of the front yard. No storage containers, bikes, scooters, toys or other items may be stored outside the home. No sidewalk chalk can be used on common area sidewalks or asphalt, including parking spaces.

13. Holiday Decorations. Any holiday decorations displayed, including lights, must be removed after ten (10) days of a holiday. Clear or white lights are permitted to be on back decks all year.

14. Yard Sales. No yard sales are permitted within Braxton Park POA.

15. Windows. No window air conditioning units are permitted. All window blinds or window dressings visible from the exterior of the townhome must be white or off white in color and in good condition. No broken window blinds are permitted. Only wide blade blinds are permitted.

BRAXTON PARK PROPERTY OWNERS ASSOCIATION

RESOLUTION ACTION RECORD

Resolution Type: Administrative No. \_\_\_\_\_

Pertaining to: Rules and Regulations

Duly adopted at a meeting of the Board of Directors of the Braxton Park Property Owners Association held on July 25, 2022.

Motion by: Auwarter Second by: Hunter

Board Member	Title	Yes	No	Abstain	Absent
Devin Snelick	President	✓			
Stefan Reinhardt	Vice President	✓			
Teresa Hunter	Treasurer	✓			
Cassidy Auwarter	Director	✓			
Lauren Blankis	Secretary	✓			
Brooke Scott	Director	✓			
Cheryl Bennett	Director	✓			
Zak Hayes	Director	✓			
Carrie Williams	Director				✓

ATTEST:

Lauren E. Blankis  
Secretary

7/25/22  
Date

Effective: \_\_\_\_\_