

Lincoln's Crossing

Property Owners Association

202 North Liberty Street Suite 101 Harrisonburg, VA 22802 (540) 434-6166

Neighborhood Rules

- Units must be kept in an attractive, safe, and sanitary condition at all times. No items may be stored in front of the units. Indoor furniture stored outside is prohibited. All items outside that rear of the unit must be stored in a neat and organized manner.
- The grass will be mowed by the Association for any areas not enclosed by fences. Shrub trimming flower bed maintenance is the responsibility of each owner.
- No antenna or satellite dish may be installed without the approval of the Architectural Control Committee (ACC).
- All fences, storage units, building improvements, and other exterior changes must be approved by the ACC prior to work beginning. Fences must be wood or vinyl. Storage units may not be larger than 4 feet by 8 feet by 6 feet tall.
- Swimming pools, skateboard ramps, playgrounds, etc are prohibited on lots.
- Clothes lines (or any other clothes drying method) must be screened from public view.
- No signs may be displayed other than for sale and for rent not exceeding 5 square feet and resident name plates not exceeding 6 square inches. For sale and for rent signs may be placed in front of units and on the corner of Travelers Court and Route 211.
- When outside, pets must be kept on a leash. Pets may not be left outside unattended of any period of time. Owners MUST clean up after pets immediately, whether on individual lots or common areas.
- Vehicles must be parked in paved areas, be in working condition, have a valid license plate, and current inspection sticker. Vehicles may not be parked in front of fire hydrants, dumpsters, or mailboxes. Each unit is restricted to the use of no more than three spaces for resident use. Guests may not use additional parking overnight for more than seven (7) times per month. No commercial vehicles, trailers, campers, boats, trucks larger than ¾ ton, etc may be parked or stored in the parking lots (temporary exceptions may be approved by the Association if requested). Violations may result in fines or towing at the owners expense.
- No temporary structures of any kind may be stored or constructed on any lot.
- No offensive or disruptive behavior is permitted. This includes loud music and excessive dog barking. Contact the New Market Police Department (540-740-3776) and the Association office to report violations.
- Trash may not be stored outside the front of the unit at any time. Trash stored behind the unit must be in sanitary enclosed containers. Trash may not be left outside the dumpster. Large bulk item (furniture, TV's, mattresses, etc) disposal is a resident responsibility and may not be left outside the unit or placed beside the dumpster.
- Parking lots are not to be used as a play area. Children under the age of 6 must be supervised by an adult when outside.
- No more than 3 unrelated persons may occupy any unit.
- **Violations of these rules and regulations or the covenants and restrictions may result in minimum fines of \$50.**

*This is a summary of the rules and regulations for Lincoln's Crossing. Please see the covenants and restrictions for additional use restrictions. Owners are required to inform all tenants of all rules and regulations. Owners are ultimately responsible for the actions of their tenants and guests.

Please remember that these rules are not simply suggestions, but are intended to be observed by residents in order to promote a neighborly community for all. If you see a problem, first consider talking with your neighbor. If that doesn't solve the issue, please contact the association office. Involved neighbors will help build a stronger community!