

Witchduck Lake Condominium

Rules and Regulation



November 21, 2016

**Having a Clean and Safe Community is
Everyone's Responsibility.**

WELCOME TO WITCHDUCK LAKE CONDOMINIUM ASSOCIATION

*Please review this information and direct any questions you may
have to our Association Manager*

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WITCHDUCK LAKE CONDOMINIUM RULES AND REGULATIONS

Periodically, the **Board of Directors** (the "Board") may adopt general rules pursuant to the Declaration and the Condominium Act, including but not limited to, rules to regulate and clearly define existing or potential problems relating to the use of the Condominium Property and the well being of Members. All such rules and any Subsequent amendments thereto shall be binding on all Members, except where expressly provided otherwise in such rule. The Rules and Regulations in effect as of the date of the recordation of the Condominium Declaration are:

1. ALTERATIONS AND ADDITIONS BY UNIT OWNERS.

No Unit Owner shall make any material alteration, addition or modification to their Unit without the prior written consent of the Board or Architectural Review Committee. No Unit Owner shall cause any improvements or changes to be made on the exterior of the Unit without the written permission of the Board or Architectural Review Committee. No Unit Owner shall cause to be made any modification or installation of electrical wiring, television antenna systems or connections outside the Unit or in any manner change the appearance of any portion of the Condominium Property without the written permission of the Board or the Architectural Review Committee.

2. CLOTHES LINES.

Hanging of garments, towels, blankets, rugs and the like from decks, porches, balconies, windows or from any facades of the property is prohibited. No clothes line or exterior clothes drying apparatus shall be permitted except as authorized by the Board or the Architectural Review Committee.

3. COMMON ELEMENTS.

Statues fountains and/or ornaments including, but not limited to weather vanes, bird baths and bird feeders are not permitted on common elements. The above items are permitted upon or within the Unit Owner's property. However No Common Elements shall be used for any Political or Religious venue.

4. FENCES.

All fences installed around any part of the perimeter of the Condominium or on or immediately adjacent to a boundary line between Units shall be Common Elements and shall be maintained, repaired and replaced by the Association. A fence may be installed by the Unit Owner only with approval of the Board of Directors or the Architectural Review Committee. If such a fence is installed it shall be repaired, maintained and replaced by the Unit Owner.

5. FIRE WOOD

Storage and collection of firewood shall be at the rear of the home, or side yards within fenced areas, or within Garages. There may be no contact of stored wood with the ground, Fences or buildings and this rule shall be subject to amendments hereof set forth by the Board or the Architectural Review Committee.

6. LAKE.

No motorized craft can be used, nor will permission be granted to use a motorized craft in the lake. Shore related improvements which do not extend from the shoreline can be constructed only with approval by the Board or Architectural Review Committee. Bulkheads or boat ramps are not permitted.

7. LEASING/RENTING OF UNITS.

Owners are to provide the Association with a copy of a standard lease/rental agreement. No Units may be leased or rented for a period of less than six (6) months. It is the responsibility of the Owner to inform the lessee or renter of the Rules and Regulations of the Condominium.

8. LAND.

All land next to a house and within the fence shall be maintained (grass cut, etc.) by the Unit Owner. The grass and shrubs outside of a fence shall be maintained by the Association, but the Association shall have no obligation to water the grass or shrubs. Should any Unit Owner change the exterior flower beds by adding rocks, mulch, additional shrubs, decorative flower bed fencing or yard art, prior approval must be given by the Board or Architectural Review Committee. The Unit Owner will then be responsible for maintaining all alterations.

9. NUISANCE.

No nuisance shall be permitted to exist on any Unit or other property within the Condominium. Extreme care must be exercised in the making of noise, use of musical instruments, radios, televisions, or amplifiers that may disturb other residents.

10. PARKING/VEHICLES.

Parking for the Units shall be in the Garage or on the driveway or parking pad that serves the Unit. On the street parking shall be limited to temporary guests. Overnight or long term guest parking should be accommodated in Unit's garage or driveway. Parking in the pool area is prohibited unless using the pool facilities. Overnight violators will be towed at owner's expense. Parking of all commercial, recreational vehicles and trailers are prohibited without prior approval from the Board. All motor vehicles visible from the street must be maintained in drivable condition, including maintaining current inspection and registration. Inoperable vehicles or stored vehicles may not be parked or left on any portion of the Common Elements. All motor vehicles shall be driven on the paved portion of the street. No motor vehicles shall be driven on pathways or in Common Areas, except vehicles authorized to maintain, repair or improve the Common Area.

11. RESIDENTIAL USE.

Each Unit is hereby restricted to residential use by the Unit Owner their immediate families, guests, invitees, and tenants. The number of occupants per Unit may be regulated by the Board of Directors.

12. PLAYGROUND.

Use of the Playground area is done so at your own risk. Witchduck Lake Community/ Association assume no Liability for accident or injuries sustained as a result of use of the playground. The playground is for use by Witchduck Lake Resident and their guest. Children under the age of fifteen (15) must have adult supervision at all time. Pets are not authorized to be within the Fenced area of the Playground at anytime.

13. SATELLITE DISHES.

No television or satellite antennas are permitted except as stated herein:

1. One satellite dish may be erected on any Lot. Such dish antennas must not exceed 40 inches in diameter; not be visible from any street; and be screened from view of any adjoining Lot (s), Street (s) and/or Common Area. It shall meet the requirements set forth below.

(A). Eighteen inches or less diameter dish. This size dish May be located on the rear of the house either just below the roof ridge or on the fascia board below the roof eaves. The dish may be located within the rear yard. When located in the rear yard the dish must be screened from view from any adjoining property. Screening shall be with landscaping Shrubs of sufficient height and density, at planting, to prevent view of dish. Any cable associated with satellite dish or antenna shall be buried or shall not be visible on the structure to which it is attached or extended.

(B). Eighteen inches to 40 inch dish. This size may only be located behind the rear foundation line of the house and may not be located within the rear yard setback or any easement. This dish must be fully screened from view of any adjoining Unit (s), Street (s) or Common Elements. Screening shall be by landscape materials. Any cable associated with satellite dish or antenna shall be buried or shall not be visible on the structure to which it is attached or extended.

(C). Any dishes that are visible from property other than the Unit on which installed shall be painted, if necessary, to better blend with their surroundings. Other requirements which do not conflict with Federal, State, local laws or with Federal Communication Commission rules and regulations, in effect from time to time, may be put into effect by the Board.

2. Owners that comply with the requirements of this paragraph (M) are not required to obtain Architectural Review Committee (ARC) approval before installation of the satellite dish. Owners that deviate from these guidelines are required to make application to the ARC for a variance from the guidelines. The ARC is not required to approve a variance from this paragraph. If it can be demonstrated that the owner can reasonably comply with these requirement without sacrificing quality of reception and without unreasonable additional expense.

14. SEASONAL DECORATIONS.

Seasonal decorations mean those temporary decorations associated with a particular national/state, local or religious holiday. Seasonal decorations may be displayed up to seven (7) days before and seven (7) days after such holiday, in addition to the period from one (1) day after Thanksgiving to January 6th of the following year.

15. SHEDS.

Sheds may not exceed height of fence or be visible from the street and must be of like material and color of the unit. The Board or Architectural Review Committee written permission must be given along with the approval of each neighbor on either side of the unit wanting to put up a shed.

16. SIGNS.

No sign of any kind shall be displayed to the public view on any Unit or on the Common Elements except one (1) sign of not more than six (6) square feet advertising the property for sale or rent.

17. STORM/SCREEN DOORS.

Storm doors shall be full view glass without decoration, Trim to be white or same color as house trim.

18. TRASH CONTAINERS.

Storage of trash containers shall not be visible from the road. Trash containers shall not be stored on the Common Elements. Trash containers should be placed for pickup no earlier than 5:00 pm on the day prior to Collection, and returned to storage the same day of collection.

19. PETS.

Subject to rules which are set by the Board, dogs and/or cats up to three (3) in numbers, may be maintained in a Unit, provided, such pets are not kept or maintained for commercial purposes. Dogs and cats over six (6) months old must be vaccinated against rabies and have current city of Virginia Beach pet license. Other small pets, such as gerbils, turtles, and the like, that stay in the house may be kept by their owners. All pets must be under the leashed physical control of their owner when they are outside of the Unit and may not become a nuisance to other residents. Owners shall pick-up after their pets and dispose of waste in a sanitary fashion. Pets are not authorized to be within the fenced area of the Playground at anytime.

20. VIOLATION OF RULES & REGULATIONS.

The Board shall have the power to suspend the Unit Owner's right to use recreation facilities for nonpayment of assessments, and to assess charges against any Unit Owner for any violation of the Condominium Rules & Regulations.

21. WINDOWS AND A/C UNITS.

Window treatments shall be white or off-white and examined regularly for torn or broken blinds. Window-mounted A/C units are not Authorized except in an emergency, where the main A/C unit is being repaired. In cases where the main unit has failed, please contact the Property Manger or a member of the Board for approval of using a window mounted unit until repairs to the main unit are complete.

22. WATERING SYSTEM

If an underground watering system is at any time installed by the Board or the Association on any of the Condominium property, the Association shall be responsible for the system's maintenance and operation.

23. POOL AND CABANA.

The pool/cabana may be reserved by residents for private parties/gatherings. Contact the Property Manager to make arrangements. All events must end at posted pool closing times. Parties/Gatherings inside the cabana may not exceed the occupancy limit. A maximum of fifteen (15) personnel may be in the cabana at one time. Special permission must be obtained from the Board of Directors for all parties involving minors. During such parties, there **MUST** be an adult present at all times. Failure for such adult to remain at the pool house and /or pool shall result in loss of the security deposit. The pool, cabana and surrounding common areas shall not be used for any political or religious event. No Alcoholic beverages are allowed.

24. CONFORMITY OF MAINTENANCE, STYLE AND MATERIALS.

All repairs, painting, replacements and maintenance whether made by Unit Owners or the Association, to the doors windows, fences, gates or the exterior Surface of any building, including roofs, or to any generally visible portion of the Common Elements shall be carried out in such a manner so as to conform to the materials, architecture Style, color and quality of construction initially provided by the Declarant. No resident, guest or lessee/renter shall paint the exterior of his/her Unit other than the original color without written approval of the Board or Architectural Review Committee, it being intended to preserve and present a uniform appearance for the community. Paint colors are kept on file with Management Company. The exterior surfaces of all privacy fences shall be uniform in color. Should a Unit Owner refuse to clean, maintain, paint, or make repairs as required, or cause any damage to the Common Elements, the Association may undertake such repairs, painting, replacements or maintenance, and levy a special assessment for the cost thereof including a reasonable charge for overhead expenses of the Association in causing such work to be done, against the Unit Owner. In the event an Owner shall fail to maintain his Unit and the improvements situated thereon as provided herein or in the Declaration, the Association, after notice to the Owner and Approval of the Board of Directors shall have the right to enter upon such Unit to correct such failure. All costs related to such correction, including an overhead or supervision charge, shall become a special assessment upon such Unit, and shall be regarded as any other assessment with respect to lien rights of the Association and remedies provided herein for nonpayment.

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TELEPHONE NUMBERS

Ambulance/Fire/Police/Rescue

911

Non-Emergency

757-385-5000

Virginia Natural Gas

1-866-229-3578

Dominion Virginia Power

1-866-366-4357

Community Website

www.Witchducklake.org