

CROSSGATES HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS
Adopted and approved September 8, 2021
Amended May 8, 2024

1. GENERAL:

- a. The Crossgates Master Homeowners Association (“Association”) Board of Directors has adopted these Rules and Regulations (“Regulations”).
 - b. Whenever in these Regulations reference is made to “Unit Owners”, such term shall apply to the owner of any unit, to their family, tenants whether or not in residence, employees, agents, visitors, and to any guests, invitees or licensees of such Unit Owner. Wherever in these Regulations reference is made to the Association, such references shall include the Association and any Community Manager when Manager is acting on behalf of the Association.
 - c. The Association may alter, amend, modify, repeal, or revoke these Regulations and any consent or approval given hereunder at any time. Such action shall be by Resolution of the Board of Directors.
 - d. These Regulations do not supersede the Covenants, Conditions and Restrictions for Crossgates. The purpose is to clarify those governing documents and enunciate topics of common and/or prominent occurrence.
2. Enforcement: The Association may levy, assess, and collect fines and costs against the homeowner, including placing a lien against the property.
3. Assessments: Assessments are due quarterly (January 1, April 1, July 1, and October 1). Coupons are issued to members and assessments can be paid via mail, online, or bill pay. Please visit www.esqmanagement.com for further instruction.
- a. Capital Contribution: Payable by all incoming buyers at settlement and is equal to two (2) quarters worth of assessments. *Reference Capital Contribution Resolution for additional detail.*
4. Speed Limit: Although speed limit signs are not posted, a speed limit of 15 MPH shall be maintained throughout the Association.
5. Vehicles: No parking of recreational vehicles or vehicles lacking current registration/inspection or obviously out of service.
6. Parking: Parking availability is a concern in the Association. On-street parking is not available. The off-street and common area parking spots are provided for guests, vendors, and limited overflow for owner’s vehicles, not for long term nor as a substitute for garage/driveway parking.
- a. Vehicles may not block garages, driveways, and fire hydrants. Emergency vehicles must have access.
 - b. Parking is not permitted on the land owned by Murry Communities as you enter South Duke Street entrance following the entirety of the left side of Crossland Pass. Vehicles will be towed with no warning at owner’s expense.
 - c. Parking is not permitted on residential lawns. Parking must be restricted to garages, (where available), driveways, and other designated parking areas.
 - d. *Reference Vehicle Rules for additional detail.*
7. Trash: The Association does not provide trash service. Unit Owners are responsible for engaging their own service provider; trash containers must be removed from the curbside by Noon of the day following collection.
- a. For Unit Owners residing in Manor Township (except Manor Association) the approved vendors are listed on the website, <http://manortownship.net/administration/http-manortownship-net-wp-content/uploads-2020-01-2020-licensed-trash-hauler-list-pdf/> .
 - b. For Unit Owners residing in Millersville Borough there is a vendor engaged by the Borough, <https://millersvilleborough.org/category/residents/trash-recycling/>.

8. Storage: No storage of materials on private roads or common ground, in preparation of any building projects is permitted. All materials and supplies must be on Unit Owner's driveway and/or yard and properly disposed of when project is complete.
9. Ice melt: The Association is only responsible for snow removal in the common areas, including walking paths and parking pads. Ice melt is to be applied by Unit Owner on private driveways and walkways. This is not the responsibility of the snow contractor.
10. Fireworks: Fireworks are not permitted in the Association, since there is not sufficient separation distance from occupied structures anywhere in the community to comply with the law.
11. Lights: The Association is responsible for maintenance and repair to the walking path lights. The Association is also responsible for streetlights (service provided by PPL).
 - a. Walking Path Lights – Needed maintenance should be reported to management, with pole number included.
 - b. PPL Street lights – Unit Owners can contact PPL directly with pole number or report maintenance to management.
12. Signage: “For Rent” and “For Sale” signs are the only permitted signs in the Association. No political campaign or vendor signs. *Reference General Signage Rules for additional detail.*
13. Décor: Seasonal or holiday decorations may be displayed according to the following schedule:
 - a. Fall Decorations – September 15th through November 30th
 - b. Winter Holiday Decorations – Thanksgiving through January 15th
 - c. Other calendar holiday decorations such as Valentine’s Day, St. Patrick’s Day, Easter and Independence Day may be displayed from one week prior to the holiday until one week following the holiday.
 - d. Wreaths or sprays (or other appropriate items) that are not holiday-specific may be displayed on doors throughout its applicable season (or even year-round if not seasonally-specific in nature).
 - e. No large blow-up decorations are allowed.
14. Architectural Requests: Any exterior changes to units requires submission of an architectural request form for Board review.
 - a. Landscaping- Perennial plants require board review unless replacing like for like. Annual flowers do not require board approval.
 - b. Roof Replacements- Architectural approval is required. Approved shingle options are identified on the website (crossgatesmillersville.com); it is intended to replicate the original style and color.
 - c. Fence Installation- There are only two fence materials permitted in Crossgates. Aluminum pickets (4” on center spacing) with anodized finish and Vinyl solid board color to be either ivory or beige. *Reference Fencing Guidelines for additional detail.*
 - d. Solar panels are not permitted in the Association. *Reference Solar Panel Policy for additional detail.*
15. Rentals: Short term leases are not permitted. Unit Owners choosing to rent their home must notify the Association within 10 days of the identity the tenant(s), a description of their vehicle(s), and their phone number. Unit Owners are responsible to inform all tenants of the Association’s Rules and Regulations. The Unit Owner is the main point of contact and will be held responsible for issues of non-compliance. Unit Owner must also inform Manor Township/Millersville Borough of rental plans as required.
16. Home Exterior: Unit Owners are responsible for maintaining the overall appearance of their homes, deck/patio, and landscaping.
 - a. Landscaping will be enforced between the months of April and October. Non-landscaping related home exterior standards (damages to exterior, incorrect paint color, etc.) will be enforced year-round. Regular inspections will be conducted to ensure adherence. All Unit Owner-s are responsible for the following on their property:
 - i. Removing all litter, trash, dead vegetation, refuse, and waste (to include obvious trash, garbage, debris, unused construction materials, brush, yard trimmings, discarded items, and items that are broken or beyond repair).

- ii. Keeping garden areas alive, free of weeds, and attractive; while this is often a subjective standard, to comply with neighborhood standards front and rear yards should appear neat, uncluttered, and maintained.
- iii. Keeping driveways in good repair.
- iv. Keeping house siding/stucco and paint colors within the original color scheme of the home.
- v. Keeping exterior of home clean, repaired, and attractive (exteriors of all structures should be clean and free of mold and mildew). Wood surfaces must be in good condition and not warped or deteriorated and should be cleaned and painted (in accordance with the original color scheme) to replace chipping, peeling, and faded paint.
- vi. Window, door, and house trim must be in good condition and not warped, torn, or deteriorated.
- vii. Window unit air conditioners that extend beyond the windowsill are prohibited in the front of the home.

17. Pets:

- a. Note: These rules and regulations have been modified from the “Recommended Pet Policies for Condominiums” established by the Humane Society of the United States and will be enforced to maintain a safe, clean community for all Unit Owners and pets.
- b. There are limits to the size and number of pets permitted.
- c. Pets shall not be kept, bred, or used for any commercial purpose.
- d. Pets shall not roam off leash and onto another Unit Owner’s lot without express permission from that Unit Owner.
- e. Pets may not be left unattended in any common area.
- f. Unit Owners must accompany their pet when it is outdoors and shall keep pets on leash or under voice control at all times when outside (inclusive of common area and Unit Owner’s lot).
- g. Unit Owners shall pick up immediately after a pet defecates in any area of the community; the droppings shall be discarded in owner’s trash receptacle. Failure to do so will result in a warning followed by an immediate fine. Unit Owners are responsible to clean up pet feces from their personal property on a regular basis and not allow feces to build up and become a nuisance to neighboring Unit Owners. Any vendor hired by the Association is permitted to decline to service any areas with excessive build-up of pet feces that could impact the health and safety of workers and their equipment.
- h. Pet owners are responsible for any damage to the common areas caused by their pets.
- i. Unit Owners are responsible for any pets who visit their unit; such pets are subject to the same restrictions as resident pets.
- j. No pet shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior for the purpose of this paragraph include but are not limited to:
 - i. Pets whose unruly behavior causes personal injury (to human or other animal) or property damage.
 - ii. Pets who make noise continuously and/or incessantly for a period of 10 minutes or more to the disturbance of any person at any time of day or night.
 - iii. Pets in common areas who are not under the complete physical control of a responsible human companion.
 - iv. Pets off leash on non-owner’s lot without express permission.
 - v. Pets who exhibit aggressive or vicious behavior.
 - vi. Pets who are conspicuously unclean or parasite infested.
 - vii. Pet owners shall indemnify the Board of Directors and the HOA and hold it harmless against loss or liability of any kind arising from their pet(s).
- k. *Reference Crossgates Master HOA Schedule of Fines & Policy Resolution for additional detail.*