

RULES and REGULATIONS OF THE EXECUTIVE BOARD OF DIRECTORS
CROSSGATES MANOR HOMEOWNERS ASSOCIATION

Adopted and approved November 2, 2017

Updated August 19, 2024

1. **Speed Limit:** Although speed limit signs are not posted, a speed limit of 15MPH shall be maintained on Creekgate and Foxgate Courts and Crestgate Place.
2. **Parking:** No parking along sides of Association-owned private roads for extended time, except for loading and unloading. Vehicles may not block garages, driveways, and fire hydrants. Emergency vehicles must have access. Parking is available in the overflow spots.
3. **Trash:** All residents must use one trash hauler; current vendor selected is Casella (717-949-2363).
4. **Illegal dumping:** No dumping of materials on private roads or common ground, in preparation of any building projects. All materials and supplies must be on Owner's driveway and/or yard.
5. **Ice melt:** Ice melt is to be applied by Owner on private driveways and walkways. This is not the responsibility of the snow contractor.
6. **Fencing:** Fences are not permitted, with the exception of underground "invisible" fence. Vinyl privacy panels are permitted, as to match the current exterior of home and shall be along the edges of patio and may not enclose any grass area. An Architectural change shall be submitted first to the Crossgates Manor Executive Board of Directors for approval. Once decision is made, the request is then forwarded to the Crossgates Architectural committee, through the current management company, which then notifies Owner of decision.
7. **Assessments:** Quarterly coupons are issued to each Owner; due January 1st, April 1st, July 1st, and October 1st. Payments are applied first to interest owed, late fee, and then Association assessment.