



## The Crossings at the Great Cacapon

### *Rules of the Road*

#### BE A GOOD NEIGHBOR – TAKE CARE OF THE CROSSINGS

##### *RESIDENCE and RECREATION*

**Protect our gate codes.** The Crossings is gated to protect our properties from unwanted access. Gates codes for property owners, builders, service contractors, and other guests are changed periodically to enhance our security. *Please, do not give these codes to anyone you do not know or to anyone who does not need them.*

**Keep the peace.** Hold noise levels at a minimum. Noxious, noisy or otherwise offensive activity is prohibited.

**Temporary residences prohibited.** Travel trailers, pop-up campers, motor homes, etc., may not be situated on Crossings properties as permanent or temporary residences or as storage facilities, except during and following construction of a residential structure.

**Enjoy temporary camping.** Tents, trailers, motor homes, and other camping gear may be used at The Crossings. However, they must be removed from The Crossings or stored in an approved shed or garage after each camping stay, unless there is a house on the property.

**Sorry; no off-roading.** Trail bikes, ATVs, and snowmobiles are permitted only on our roads, and only to enter or leave your property. They may not be used on private woodland or grassland property within The Crossings. These vehicles cause undue wear on our roads year-round, and raise excessive dust during dry weather. Off-road, these vehicles seriously damage the forest floor, causing erosion and disrupting the local ecology.

**Be responsible for your guests.** Accompany your guests who may be using any of The Crossings' recreational facilities or entering the Cacapon River from Crossings property. No person may use The Crossings recreational facilities unless specifically *invited and accompanied* by a Crossings property owner.

**Keep The Crossings Beautiful.** Unsightly or dilapidated structures, vehicles, piles of rubble, construction trash, or other unkempt materials are prohibited anywhere in The Crossings. Scrap building materials must be periodically removed from construction sites.

**Protect our river.** Cars and other vehicles may not be driven through or along the banks, or washed in the Cacapon River.

**Protect our roads.** Mind the posted speed limit to keep the dust down and maintain our roads.

**Consider our neighbors.** Be courteous to our neighbors outside The Crossings by keeping the speed and the dust down along Cabin Run and Loy Roads.

**No hunting; no shooting.** Hunting is not permitted within The Crossings. Firearms may not be discharged within The Crossings.

# The Crossings at the Great Cacapon

## *Rules of the Road*

### BE A GOOD NEIGHBOR – TAKE CARE OF THE CROSSINGS

#### *HEALTH and SAFETY*

**Keep The Crossings Safe.** Toxic or hazardous materials may not be produced or stored within The Crossings.

**Maintain a healthy environment.** The use and maintenance of septic systems must be in compliance with the mandates of West Virginia and Hampshire County health departments. Outhouses and pit toilets are prohibited.

**Please cut the grass.** Grass must be kept cut to less than 24 inches in height. Tall grass in our open fields is a fire hazard that could affect our entire community. Grass within 50 feet of the usual low water mark of the Cacapon River may be left uncut to protect the riparian way.

**Drive carefully.** Mind the posted speed limit; there are few guardrails on our roads.

**No trash, please.** Do not let trash and rubbish accumulate; it attracts the local ruminants, it's a fire hazard, and it looks bad.

**Protect your pets.** Keep pets on a leash or under voice command at all times, to protect them and your neighbors. Dogs and cats may not be bred or kept for commercial purposes.

**Enjoy your horses.** Horses, ponies, and other livestock require at least one acre per grazing animal, suitable facilities, and proper fencing. Swine and poultry are not permitted on Crossings properties.

#### *CONSTRUCTION*

**One lot, one home.** Permanent construction on Crossings properties is limited to one single family private dwelling and approved outbuildings.

**Approved construction.** Have your building plans approved by our Architectural Control Committee before you excavate. This could save an enormous amount of aggravation later.

**Keep your building site clean and healthy.** Dumpsters are permitted during residential construction but must be emptied when full. Require builders to install a port-a-john while building your home.

**Keep your builder on schedule.** Have all exterior construction of your house closed in and weather tight within one year after excavation begins.

**Mind the setbacks.** Permanent or temporary structures such as houses, decks, porches, garages, or other outbuildings, or any part thereof, may not be constructed within 30 feet of any neighbors' lot line or within 55 feet of the centerline of any roadway within The Crossings.

*Please read and understand our covenants; they keep our community strong, safe, and healthy.*