

**CONDOMINIUM UNIT OWNERS ASSOCIATION
RULES AND GUIDELINES FOR MCVITTY FOREST CONDOMINIUMS RESIDENTS**

1. IN CASE OF EMERGENCY...**FIRST CALL 911**...NEXT: NOTIFY YOUR NEIGHBORS IF POSSIBLE.
2. All entrance doors, front doors, back doors and stairway doors shall remain closed and locked at all times. (Security is defeated if these doors are left unlocked). All doors that have automatic closures are fire doors and are required by the Roanoke County Fire Marshall to remain closed at all times.
3. Garage door – the garage doors open with your remote or manually. The door closes automatically within a minute or so after you have entered or exited the garage. Once the electric eye beam is broken (crossed), the timer resets itself.
4. Only licensed motor vehicles shall be parked in indoor parking spaces. Items such as wheelchairs, bicycles and carts (for transporting groceries, shopping bags or items from storage) may be left in your parking space. All other items must be in place in your storage room or in your unit.
5. All resident's vehicles must be parked in the garage in their assigned space. The building visitors parking area is for visitors' only. Residents may park in this area for a time period not exceeding four hours. In special cases and with Board approval, a resident may rent an outdoor space on a short-term basis.
6. Please use the proper "rules of the road" while on McVitty property. Travel around the circle in a counter-clockwise manner only. The circle is one-way traffic only. A car already in the circle has the right-of-way.
7. In compliance with government regulations, the washing of owner vehicles is not allowed inside the buildings or the outside areas of the association property.
8. No object shall be stored closer than 18" to any sprinkler head. This includes those sprinkler heads located in your utility closet, as well as those in your storage room in the garage.
9. All trash must be put in plastic garbage bags and closed securely with a tie. No loose garbage of any kind should be put into the chute or left outside the trash room. All glass is to be taken to the dumpster. Kitty litter is to be double bagged. Articles of garbage too large to go into the chute should be carried out and placed in the dumpster. All cardboard boxes, of any size, **MUST BE FLATTENED** before being placed in the dumpster.
10. When leaving town for an extended time (2 days or more), please notify the property manager and your building representative. You also need to turn off the water to your unit (located near the water heater), as well as the circuit breaker for the water heater. It would also be wise to shut off your ice maker. If you are going to be out of town for several days or weeks, you need to turn off the water to your unit (valve located in your utility closet), your hot water heater and your ice maker. If it is in the winter, leave your furnace on and set it no lower than 64 degrees. The reason for this is that in the past, someone turned off their HVAC and a pipe froze and broke in the roof area and caused significant damage to several units. Additionally, a unit turned off their HVAC for a period of time and the humidity created a mold problem, that was the unit owner's responsibility to remediate. You are also required to notify the management company of your absence, and it would be good to let one of the building representatives know that you will be gone. An email notification is sufficient. The purpose of this is for emergency measures. Please do not forget to make arrangements to have your mail held and paper delivery stopped for that period of time.
11. Curbing of pets is not permitted in front of the building at any time. Use the side yard or the green space, at the foot of the rear of the entrance of the property, for this purpose. Clean up any mess your pet makes.
12. No smoking in the common areas inside the building. Please dispose of extinguished cigarette butts in a trash receptacle. Not only do cigarette butts litter the grounds, they also pose a fire hazard.
13. When scheduling a move or a delivery put a note on the 'trash room' door, ask the janitorial company to put the elevator pads up. The janitorial service is scheduled to be onsite Monday, Wednesday and Friday, so allow several days when making your request. Residents must use the garage for moving in or out or delivering furniture.

14. No furniture is to be placed in the dumpster. If you have large items, you will need to make arrangements for your items to be removed from the property.
15. All window treatments, which can be seen from the outside of the building, must be white.
16. HOA dues are payable on the first of the month. Make checks payable to McVitty Forest Condos UOA and mail to the management company. Dues may be paid in advance quarterly or yearly.
17. If an owners wishes to install wood or wood laminate flooring, it must be a floating floor system system. For those owners who have a patio area, any cutting can be done on their patio. All other owners must have the contractor cut in the garage area near the main door, but out of the traffic area. It will be the owner's responsibility to clean the area after the contractor has finished.
18. No solicitation is permitted.
19. No PODS are permitted.
20. No roll-off or temporary dumpsters are permitted.
21. If you are moving furniture or appliances or anything of medium to large size or you have purchased new furniture and it is to be delivered, the janitorial contractor has agreed to put the elevator pads up and take them down when they are needed. You can put a note on the trash room door requesting that the pads be put up. Please provide the date of delivery or the timeframe for which the pads are needed, so they will know when to take the pads down.
22. If you are having a problem in your unit, call whichever service person you are used to using. If you are new to the area, your neighbors may be able to help you with a name and number. If that does not work, you may contact the management company, Hall Associates, Inc., at 540-982-0011. If your HVAC service person needs to get onto the roof, the building representative or the back-up building representative will have a key to the third floor closet for roof access. Just to make sure that the service person logs in and logs out.
23. Because the garages get damp in the summer, many residents have dehumidifiers in their storage units. Many owners have found that this is the best way to protect the contents in the storage units. Unlike the outlets on balconies and patios, the outlets in your storage unit are on the association's meter. Therefore, the unit owner will be charged a fee for the electricity usage in the storage unit in the garage. The charges are currently \$20 per year for dehumidifiers and \$75 for freezers or continuously running fans. This fee is susceptible to change, based on electricity rates.

**MCVITTY FOREST CONDOMINIUM UNIT OWNERS' ASSOCIATION
POOL AREA CONSIDERATIONS AND REGULATIONS**

These regulations have been adopted for the safety of, the enjoyment of, and to balance the needs of the McVitty Forest Community, recognizing the following considerations:

- In late spring, summer and early fall, the pool area is a primary gathering area for residents.
- The pool itself is small and can easily become overcrowded.
- Some residents have chosen to live here because there is a pool available for visiting children/grandchildren.
- While most of the time only adults will be in the pool area, there are times – especially in peak vacation periods – when children and adolescents will be present.
- For its own protection from legal liability issues, the HOA must establish and enforce certain regulations.

HOURS:

Residents and their guests may access the pool area and grills between 8:00 a.m. and 10:00 p.m. Use of the pool, however, should not interfere with necessary maintenance.

POOL CAPACITY:

Please note that the pool capacity is 14. At no time should more than 14 people be in the water at one time.

GUESTS:

Ordinarily a unit owner shall accompany and remain with his/her guests to the pool area and grills. While it is recognized that when family are visiting a unit owner may of necessity bring more than two or three guests to the pool, unit owners are encouraged to limit the number of their guests in recognition of our limited facilities and lack of a public restroom. When several non-family guests are to be present, unit owners need to reserve the pool for a party.

POOL AREA PARTIES:

Any resident planning a party in the pool area should contact the Property Manager to reserve the shelter. Reservations should be arranged by an adult resident at least (2) weeks in advance so that a notice of use can be posted in the shelter. A \$75 refundable deposit will be required. Only one pool area party will be allowed at a time. SUCH RESERVATION, HOWEVER, DOES NOT EXCLUDE OTHER RESIDENTS/GUESTS FROM USING THE POOL AT THE SAME TIME. Reservations will not be accepted for Memorial Day, July Fourth, or Labor Day. The pool area should be cleared by 10:00 p.m. No underage drinking of alcoholic beverages shall be permitted on the premises at any time.

POOL AREA AGE LIMIT:

Anyone under 16 years of age will not be allowed in the pool area unless accompanied by an adult McVitty Forest resident or “guest host”.

SWIM WITH A BUDDY:

The pool does not have a lifeguard. Individuals of any age use the pool at their own risk.

FOR YOUR SAFETY:

Swimming is not permitted when there is thunder or lightning observed or within 15 minutes afterwards. A first aid kit is located in the shelter.

CONDUCT:

Please no running, diving, back flips from the side of the pool, or rough play. Infants must wear swimming diapers.
Proper swimwear is required by all ages, at all times.

WATER TOYS:

Please supervise their use and be considerate of others.

PETS:

No pets are allowed in the pool area ever.

RADIOS:

Softly played, portable, battery-operated radios are allowed as long as the radio is not disturbing anyone.

GLASS:

No glass containers are allowed in the pool area.

NO SMOKING

The pool and pool area are non-smoking, at all times. This includes vaping.

LITTER AND DAMAGE:

Please remove all litter when leaving the pool area. Individuals found littering or abusing the pool area in any way will be billed for the cost of cleaning and repairing damage.

THE LAST TO LEAVE:

When you are the last to leave, put down umbrellas and return your lounge/chair to original position, anytime, day or night.

TRESPASSERS:

Trespassers should be reported immediately to the police. Please be certain the individuals are not unit owners, residents or guests of a unit owner/resident before notifying the police.

FAILURE TO COMPLY:

The Board grants the authority to enforce the pool regulations to the Property Manager.

NO LIFEGUARD IS ON DUTY

SWIM AT YOUR OWN RISK

Duly adopted by unanimous written consent of the Board of Directors of McVitty Forest Condominiums Unit Owners Association on **August 6, 2024.**

Board Member	Yes	No/Abstain	Absence
Candy Springer	X		
Tony McDaniel	X		
John Frank	X		
Rosalind Reynolds	X		
Vacant			

CERTIFICATE OF MAILING

I hereby certify that on the 8th day of August 2024, a copy of this Resolution was mailed by first-class U.S. mail to all Owners as reflected in the Association's books and records.

Christina Alfresse,
Managing Agent