

# Erie Station Homeowners Association, Inc.

## Rules and Regulations

Updated 2024

# **Erie Station Homeowners Association, Inc.**

## **Rules and Regulations**

In addition to the Declaration and By-Laws document, which has been approved by the necessary majority of residents, the Erie Station Homeowners Association also maintains a corresponding list of Rules and Regulations. The Rules and Regulations complement the Declaration and By-Laws, providing clarification of certain sections, as the By-Laws tend to be more general in nature. Like the Declaration and By-Laws, Rules and Regulations are a vehicle for maintaining an aesthetic continuity within the community and help to ensure the safety and well-being of all residents. Unlike the Declaration and By-Laws, they may be approved or rescinded by majority vote of the Board of Directors at any time.

Your current Board of Directors has collected and reviewed the various Rules and Regulations which have been approved in the past and has condensed them into a single document, attached herein. While most of these rules have been long standing, some wording may have been added or revised to better define the intent of a particular rule. With regard to enforcement of the rules and regulations, it is hoped that any violations can be corrected with response to a single letter from Crofton Perdue Inc. It is the responsibility of the Board of Directors to establish penalties for violations of the Rules and Regulations, but the hope is that this will not be necessary. It should be noted that a majority of the violation letters issued are generated in response to complaints from other residents of the community, that is, your neighbors. To that end, the real hope is that we can all be respectful of each other so that policing by our management company is not needed.

The Board of Directors reviews the Rules and Regulation on an annual basis, generally after the annual meeting. Suggestions or comments are welcome at any time, with the annual meeting providing a good opportunity for open discussion among residents.

As always, we thank you all for making Erie Station a great community in which to live.

# Erie Station Rules and Regulations (2024)

THIS DOCUMENT, APPROVED BY THE BOARD OF DIRECTORS ON JUNE 17, 2024, SUPERCEDES ANY PREVIOUSLY ISSUED RULES & REGULATIONS DOCUMENT

## 1.) General Appearance

- A. No sporting equipment or recreational items of any kind (i.e. basketball hoops, play center gyms, bicycles) are to be left outside or on front porches overnight. These items must be stored in the garage when not in use.
- B. Baby carriages, strollers, tricycles, scooters or bicycles are not to be left standing on sidewalks, driveways or access roads when not in use.
- C. Hot Tubs will not be permitted.
- D. Satellite dishes are no longer permitted on roofs. Residences that currently have satellite dishes will be permitted to stay on their roofs. A variance request should have been submitted to Keith LoPresto Crofton Perdue Inc. for this installation. When new shingles are installed on a building, residents will be responsible to pay for any new plywood installation where the current satellite dishes were installed. Some residents have satellite dishes installed on their decks. This also requires that a variance request be submitted, if you have not already done so. Further satellite dish installations on decks would also require the submission of a variance request before they would be approved for installation. Safety is a major concern as to whether satellite dishes would be allowed on any further deck installations.

## 2.) Plantings

- A. Plantings are permitted only in existing pre-dug garden beds.
- B. Flowers may be planted in presentable looking flower pots.
- C. Vegetables may be planted in pots on the decks.
- D. Please do not put hanging flowers pots on the branches of the flowering pear trees.

## 3.) Lighting

- A. Individual homeowners are responsible for keeping working light bulbs in the exterior light fixtures, which are attached to the Town Home unit (porch, garage lights). At no time, shall colored lights be used in these fixtures.

## 4.) Bird Feeding

- A. The use of bird feeders and commercially purchased seed is encouraged. However, bread and other food scraps attract the larger and messier species of birds (pigeons, sea gulls), as well as other vermin which in turn present a health hazard to the community (and it's not good for the birds!).

- B. Please do not hang bird feeders on the branches of the flowering pear trees. The hanger tends to cut grooves in the branches as they swing back and forth in the wind. Bird droppings also present a health hazard when workers are working in the mulch areas under the trees. Shepherd's hooks can be used for bird feeders in an area where it doesn't interfere with lawn care crews and it isn't a health hazard from the bird droppings.

#### **5.) Trash**

- A. No trash cans or recycling bins may be left on front porches or along the sides of Town Home units. These are to be stored in garages until the appropriate time for pick up.
- B. Trash is not to be put out until the day before scheduled pick up (currently scheduled on Tuesdays). In the interest of community appearance, to avoid animal disturbance, and to minimize the effects from poor weather, wind, etc..., it is recommended that trash be put out as late as possible on Monday evening.
- C. Pick up of large items (carpets, appliances, etc.) should be scheduled by contacting Crofton Perdue Inc. Special charges, if applicable, will be absorbed by the homeowner. Large items should not be put out prior to 24 hours before the scheduled pick up time.

#### **6.) Pets**

- A. Pets must be on a leash if taken outdoors and cannot be housed, fenced in, or tied up outdoors.
- B. Residents can have no more than 1 dog, 1 cat, or 1 bird.
- C. Pet feces must at all times be IMMEDIATELY collected and disposed of in a sanitary manner, for occurrences both on and off the pet owner's lot.

#### **7.) Vehicles**

##### **Town of Henrietta:**

##### **A. Prohibition On Parking At Or Adjacent To Driveways**

Parking is hereby prohibited at all times in front of or within five feet in direction of any public or private driveway. The distance from a driveway shall be measured from the points of the curb cut on the street, or, if there is no curb, from the points where the driveway intersects with the street.

##### **B. Winter Parking Restrictions**

In order to facilitate snow removal and to eliminate potential hazards, parking vehicles on all highways within the Town, including the shoulders of the road, is prohibited between the hours of 2:00 AM and 9:00 AM from November 1 – April 15. Vehicles in violation of this ordinance are subject to a parking ticket. Repeat violators or vehicles that prevent plowing of a street will be towed and the vehicle's owner will be responsible for all towing and storage charges.

##### **Erie Station Rules and Regulations:**

- A. A maximum of two (2) vehicles may be parked in the appropriate parking

area of individual driveways and may not overlap lawn areas. Parking is not permitted in the mid-sections of shared driveways between town home units and garages.

- B. There is to be no parking on any portion of any lawn or garden area within the community.
- D. All vehicles must be parked within individually defined driveway areas.
- E. Please be careful not to drive on the lawns.

**8.) Sale or Transfer of Home**

- a. Effective May 2010 all homeowners must, before the sale of their unit, obtain a Certificate of Compliance from Crofton Perdue Inc. stating that the home is in compliance with the Declaration, By-Laws, Rules, Regulations and Architectural Controls of the property.

**9.) Parking/Storage Restrictions**

- a. Residents are prohibited from storing boats, trailers, motorcycles, bicycles, motor homes, campers or motor vehicles of any kind other than a licensed private passenger vehicle, which shall not be parked on the premises except in the unit garage.

**10.) Disturbing Noises**

- a. No resident shall make or permit any disturbing noises which will interfere with the rights, comforts or conveniences of other residents.

**11.) Variance Request**

- a. Changes to outside areas must be approved by a variance request. Contact Crofton Perdue Inc. at (585) 248-3840 for the variance request paperwork. The variance request can also be found at [www.croftoninc.com/erie-station](http://www.croftoninc.com/erie-station).

**12.) Dryer Vent Cleaning**

- a. Residents of the owner occupied townhouses and Senior Lifestyle owned townhouses are required to have the dryer vent pipe systems cleaned every other year. We will notify residents and Watermark personnel every two years as a reminder to have this service performed. A lower cost group rate is available from a local HVAC company.

**13.) Damage to exterior areas**

- a. Owners are required to pay for the replacement of exterior areas, such as vinyl siding, if they are responsible for the damage.
  - i. For example, use hangers in your patio area that are appropriate for vinyl siding, and that don't damage the siding material.

**14.) Maintenance Responsibilities**

- a. Interior Maintenance Responsibilities

- i. Sixteen townhouses are owner occupied, and they are responsible for maintenance of the interior areas.
  - ii. Twelve townhouses are owned by Senior Lifestyle Communities, and they are responsible for the maintenance of the interior areas.
    - 1. Residents leasing townhouses are to report interior maintenance issues to Office Personnel at The Addison at Erie Station at (585) 334-5006.
- b. Exterior Maintenance Responsibilities
- i. Residents of the sixteen townhouses, that are owner occupied, are to report exterior maintenance concerns to Jacquie Pilger, our Crofton Perdue Assistant Property Manager. Her email address is [jacquie@croftoninc.com](mailto:jacquie@croftoninc.com). Jill Evans is our Crofton Perdue Property Manager. Her email address is [jill@croftoninc.com](mailto:jill@croftoninc.com). Crofton Perdue Inc.'s phone number is (585) 248-3840.
  - ii. Residents of the twelve townhouses who lease their townhouses from Senior Lifestyle Communities report exterior maintenance concerns to Office Personnel at The Addison of Erie Station. Their phone number is (585) 334-5006. They will report exterior maintenance concerns to Crofton Perdue Corporation.

#### 15.) Leasing

All leases must be for a minimum of 6 consecutive months in duration and the owner-Occupied Units must provide the Property Management Company with a copy of the lease. No Units may be sub-leased by the tenant. All tenants and their guests and pets, if any, must comply with the Declaration, By Laws, and Rules and Regulations of the Association, including the requirement that at least one resident must be 55+ years old. If the tenant violates any of these documents, the Owner and the Unit will be fined. Failure to pay these fines will be treated like a failure to pay dues/assessments, with the same remedies available to the Association.

No short-term leases are allowed such as: AIRBNB, VRBO, HOMEAWAY and similar short-term rentals for vacation, special event, or similar purposes.