

# Cheyenne Crossing Homeowners Association Rules

Updated May 3, 2024

These rules are based on several of the provisions found in the Declarations and the Bylaws and define those provision's requirements and enforcement procedures. The title and brief description of each rule, including its relation to the relevant section of the Declaration or Bylaws, is as follows:

**Please note that these rules do not cover all the requirements of our HOA.** See Articles III and IV of the Declaration of Covenants which contain all the provisions for the care and use of your property. PDF copies of these rules, the Declaration of Covenants, and the Bylaws are available at [www.cheyennecrossinghoa.org](http://www.cheyennecrossinghoa.org).

## Page # Title & Description

2. Refuse Storage; Growth; Lawns (see Declaration of Covenants Art. IV, Sec. 4.4). This Rule addresses lawn care and landscaping requirements.
3. Vehicle and Trailer Parking (see Declaration of Covenants Art. IV, Sec. 4.6). This Rule addresses types of vehicles that shall not be regularly kept or parked within the neighborhood, and overnight on-street parking.
4. View from Street or Lot (see Declaration of Covenants Art IV, Sec. 4.7). This Rule requires trash carts and other items kept or stored outside the home to be out-of-site from neighboring homes.
5. Rules Governing the Use of the Swimming Pool (see Bylaws Art. IV Sec. 3b). This Rule specifies safety and health precautions and the rules of conduct for pool users.
6. Member Attendance at Regular Director's Meetings (see Bylaws Art. IV Sec. 9). The Directors' regular meetings are held in closed-door sessions. Regular meeting dates are posted on the HOA website. HOA members may request permission to attend for a specific purpose.

# Cheyenne Crossing Homeowners Association

## Rules Governing Refuse Storage, Growth, and Lawns

*Refer to Association Declaration of Covenants Section 4.4*

1. Lawns (front, sides, and back yards) must be kept mowed, edged and free of weeds and trash. Grass must be kept less than 5 inches high. Residents are expected to mow and edge at least once a week during the growing season.
2. Planters and beds must be kept free of weeds, leaves, and dead plants. Some latitude is permitted for seasonal leaf shedding.
3. Xeriscaping and wildflower plots must be edged and kept free of weeds, leaves, and other debris.
4. Shrubs and trees must be kept trimmed and attractive. Any dead shrub, tree, foliage, or limbs must be removed promptly. Public sidewalks must be kept clear of shrubbery overgrowth and overhanging limbs so as not to obstruct the walkway.
5. Fence lines must be kept clear of any shrub or tree growth that may damage the fence.
6. All hardscapes such as driveways, sidewalks, curbs, planters, retaining walls, etc. must be regularly edged and kept free of weeds, grasses or other plants within expansion joints or seams.
7. Garden compost must use a container that is insect and rodent-proof, is low odor, and is located well away from neighboring homes.

## Enforcement

*Refer to Association Bylaws Art. XII & Art. XVI Section 3*

**Violation Notice:** An HOA representative will attempt to make personal contact with the resident and explain the violation. If the HOA representative is unable to make personal contact a door hanger will be left providing notice of the violation. If the resident fails to correct the situation after 7 days the HOA will mail a violation notice to the resident (or the owner if a rental property) via USPS registered mail.

**Fines:** If the violation is not corrected within 10 days of the date of the registered mail notice the HOA may levy a \$15.00 per day fine on the owner. The duration of the violation period shall be documented by a daily mobile phone photograph. The fines will begin on the 11th day after the date of the notice and continue until the situation is corrected. The HOA will invoice the owner for the fines that are incurred plus any other HOA expenses that are incurred to correct the situation. The invoice amount will be due and payable within 30 days of the date of the invoice. The owner has 15 days after the date of the invoice to contact the HOA board if they wish to dispute the invoice charges.

**Approved by HOA Board** April 11, 2024

# Cheyenne Crossing Homeowners Association

## Rules Governing Vehicle and Trailer Parking

*Refer to Association Declaration of Covenants Section 4.6*

1. Passenger cars, motorcycles, and pickup trucks rated less than 10,001 lbs. GVWR (1/2 ton and 3/4 ton trucks), may be parked in driveways. The following vehicles shall not be stored or parked outdoors within the neighborhood: trucks rated over 10,000 lbs. GVWR; vans, campers, or RVs over 7 feet high; boats, trailers, motor homes; commercial vehicles or farm equipment. Commercial vehicles are defined as any vehicle with a box bed, flat bed, or utility bed, regardless of GVWR.
2. No vehicle is to be regularly parked overnight on the street.
3. No vehicle or trailer in the process of being repaired or restored or otherwise presently inoperable shall be stored or parked outdoors.
4. All vehicles must be parked on the paved driveway. Parking on lawns is prohibited.

## Enforcement

*Refer to Association Bylaws Articles XII & XVI Section 3*

**Violation Notice:** An HOA representative will attempt to make personal contact with the resident and explain the violation. If the HOA representative is unable to make personal contact a door hanger will be left providing notice of the violation. If the resident fails to correct the situation after 7 days the HOA will mail a violation notice to the resident (or the owner if a rental property) via USPS registered mail.

**Fines:** If the violation is not corrected within 10 days of the date of the registered mail notice the HOA may levy a \$10.00 per day fine on the owner. The fines will begin on the eleventh day after the date of the notice and continue until the situation is corrected. A reoccurrence of the violation within 12 months of the original notice will result in \$20.00 per day fines. The HOA will invoice the owner for the fines that are incurred plus any other HOA expenses that are incurred to correct the situation. The invoice amount will be due and payable within 30 days of the date of the invoice. The owner has 15 days after the date of the invoice to contact the HOA board if they wish to dispute the invoice charges.

**Approved by HOA Board** April 11, 2024

# Cheyenne Crossing Homeowners Association

## Rules Governing the View of a Property from the Street or Another Lot

*Refer to Association Declaration of Covenants Section 4.7*

1. Trash and recycling carts, equipment, coolers, building materials, tools, equipment, or other household items stored outside the residence shall not be readily visible from the street or any other lot.
2. Outdoor-rated planters, chairs, benches, and tables are permitted if they are kept in good repair.
3. Trash and recycle carts should be kept in the garage, behind a privacy fence, or hidden from view using a suitable screen or enclosure.
4. Children's play structures may only be situated in the back yard away from property lines to minimize encroaching upon the privacy of other neighbors. Play structures must be kept in good repair.

## Enforcement

*Refer to Association Bylaws Articles XII & XVI Section 3*

**Violation Notice:** An HOA representative will attempt to make personal contact with the resident and explain the violation. If the HOA representative is unable to make personal contact a door hanger will be left providing notice of the violation. If the resident fails to correct the situation after 7 days the HOA will mail a violation notice to the resident (or the owner if a rental property) via USPS registered mail.

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**Approved by HOA Board** April 11, 2024

# Cheyenne Crossing Homeowners Association

## Rules Governing Member Attendance at Regular Board Meetings

*Refer to Association Bylaws Art. IV, Sec. 1 and 2*

1. Regular meetings of the Association Board of Directors are open to directors only. Association members may attend only after obtaining approval from the Board president.
2. Members who have any questions or concerns about the association or its rules are encouraged to first bring them to the attention of any of the association's directors. The director may then choose to bring up those concerns at a regular Board meeting.
3. If the member is not satisfied with the director's response, the member may request an appearance at a regular meeting of the Board of Directors. The member must submit an email to the Board president at least 7 days before the next regular Board meeting. The member's email must state the reason for their request and provide any relevant facts or documentation related to the request.
4. If the member's request is approved by the president, the member will be asked to appear before the Board at the beginning of its meeting. The member will be given reasonable time to address the Board and answer any questions and will then be asked to leave the meeting so the Board can continue with its business.
5. The Board will discuss the member's concerns the Board president will communicate the Board's decision to the member.

**Approved by HOA Board 8/3/2023**

# Cheyenne Crossing Homeowners Association

## Rules Governing the Use of the Swimming Pool

*Refer to Bylaws Art. IV Sec. 3(b)*

### **Be Responsible**

1. Pool facilities are only for the use of Association residents and their guests. Residents and/or Owners must be in good standing regarding HOA dues and compliance with HOA rules to use the facility. The resident or the resident's immediate family member must accompany their guests while using the pool.
2. This is a neighborhood pool. Avoid loud or obnoxious behavior. Please be courteous to others and clean up after yourself.
3. Regardless of your gender, thongs and other overly revealing swimwear are prohibited. No "Cut-offs". All bathing suits must be hemmed.
4. No smoking or vaping of any substance in the clubhouse or pool areas.
5. Children under 14 years of age must be accompanied by an adult responsible for the supervision of that child at the pool side.
6. Swimming alone is prohibited.
7. Any person under the influence of drugs or alcohol is excluded from the clubhouse and pool areas.
8. Animals are not allowed inside the clubhouse or pool areas.
9. Please keep pool furniture away from the edge of the pool to allow passage for others and help us keep the pool area clean and orderly.
10. Pool hours are 9 am to 9 pm. You must exit the pool area before 9:30 pm. The pool exit door automatically locks at 9:30 pm and your pool fob will not open it.

### **Be Safe**

1. No glass containers are allowed in the pool area.
2. Do not enter water if the main drain cover is missing or not securely attached.
3. No swimming, diving, playing, or snorkeling near the main drain.
4. Running and rough play are prohibited in and around the water.
5. Safety equipment is not to be used for play or tampered with.
6. Limit of 50 people in the pool at one time.
7. The red wall phone at poolside is only for emergency 911 calls.

### **Be Healthy**

1. Shower using warm water and soap before entering the water. Showers are available in the Clubhouse bathrooms.
2. Persons with open wounds, bandages, or any symptom of a communicable disease shall not enter the water.
3. Persons that have had diarrhea in the past two weeks are prohibited in the water.
4. No food or drink is to be consumed while in the water. Put all trash in the waste containers.
5. Excess body lotions should be removed prior to entering the water.
6. Swim diapers are required if children are not potty-trained.

**Residents who violate these rules or are otherwise not in good standing with other HOA rules and assessments may have their pool fob deactivated and lose pool and clubhouse privileges.**

**Approved by HOA Board 8/3/2023**