

# **CUMBERLAND POINT CONDOMINIUM ASSOCIATION RULES AND REGULATIONS**

Updated April 5, 2026

Failure to comply with these rules and regulations will result in fines and penalties imposed upon owners until compliance is reached, pursuant to authority granted to the Board of Directors in the CPCA Bylaws, Covenants, Restrictions and Master Deed. Owners assume and bear full responsibility and liability for tenant and guest compliance with ALL these rules/regulations as well as ALL governing documents.

1. Any/all fireplace woodpiles must be placed along tree line. No wood piles are to be placed/stored near Condo buildings or the community firepit.
2. No personal possessions are permitted in water heater rooms.
3. No fuel/flammable items, other than approved LP in approved containers, are authorized to be stored anywhere under buildings.
4. Owners may not dump, store or park anything underneath our buildings. Doing so constitutes a fire hazard. If you have an ATV, trailer or similar vehicle, park it in the designated parking area near the CPCA Maintenance Shed (space there is limited and assigned on a first-come first-serve basis).
5. Rough storage rooms are located underneath each building. These spaces belong to the Cumberland Point Condo Association, which may make them available to Owners on a first-come-first-serve basis. The Association retains full right of access and must be able to enter these spaces at all times for inspection or to repair any known or suspected leaks or problems with the pipes and/or wiring under our buildings. Owners use these spaces at their own risk.
6. Owners who have been provided with access to such storage spaces by the Board may not lock these spaces unless they also make a duplicate key available to the Association. Owners may NOT store anything in these spaces that is flammable or in any way could constitute a fire or other hazard (such as noxious or toxic substances). The right to use this storage space does NOT transfer to a new owner when a unit is sold. Owners cannot sell or advertise the use of this space as an amenity or part of their property. Basement storage spaces are part of the common areas of the HOA and remain under its control at all times.
7. Absolutely NO playing in any paved vehicle driving areas of the Association.
8. Dogs and cats of any size are not permitted within Cumberland Point Condominium Association (CPCA) common areas unless on a leash OR under voice control.

9. Dogs larger than 25 lbs. must **always** be kept on a leash and under control when in common areas.

10. Dog owners are expected to take their dogs to the area designated as "Dog Run Area" to do their business. Owners MUST remove their pet's waste from anywhere on Association property, be it the grassy areas, wooded areas, sidewalks or wherever.

11. All water leaks in condo's must be reported to the Board immediately.

12. No food or grease, nor items such as feminine products, baby/sanitary wipes, paper towels or cloths of any kind may be flushed down any drains/toilets. Familiarize yourself and your guests with our unique sewage system so you understand your role in keeping it operational.

13. Owners must either winterize their condo's or keep units heated during cold weather months (usually December – April) to avoid frozen pipes and subsequent water damage to adjoining units. ANY property damage from negligence by an owner in preventing frozen plumbing is the negligent owner's sole liability, in addition to any fines/penalties imposed by the Association.

14. Absolutely no commercial vehicles, enclosed trailers, or car haulers of any kind, may be parked on Association grounds, except for brief periods of loading/unloading. Small utility trailers and ATVs may be parked in areas near the maintenance shed, subject to availability of space.

15. Each building has eight (8) parking spaces allocated to their building with the exception of Building 281, which has only (7) assigned parking spaces. These allocated spaces are for the use of that building's owners/residents only. None are assigned to individual units, but as a courtesy, owners and residents are asked to give priority to elderly or handicapped owners for the spots located closest to that building's entrance. All other parking spaces are unallocated and are open for use by owners and guests.

16. Any owners/residents owning multiple vehicles should park "extra" vehicles further away from "prime" spots near building entrances as a courtesy to other residents.

17. Only owner/resident and guest vehicles may be parked overnight. No parking of derelict or non-functional vehicles, or vehicles with outdated license plates are permitted. Violation of this rule will result in the vehicle being towed at Owner's expense.

18. Vehicle bumpers should not extend over the curb when parked, to allow for mowing and snow removal.

19. Speed limit inside Cumberland Point is 15 mph.

20. No colored porch/door lights are allowed, except during the traditional Holiday period from Thanksgiving through one week after New Years' Day.
21. Satellite antennas must be installed behind the front plane of a building, and in the space between buildings. Should installers have a line-of-sight issue for installation, respective owners must contact the Board during the preliminary temporary dish placement for approval of an alternate location and/or mitigation of any line-of-sight issues, e.g., trimming tree branches/limbs.
22. NO charcoal grills are allowed on limited common area decks, either in front of the units, or on the rear balconies.
23. Bird feeders are not recommended. Bird seed attracts wildlife, rodents and even bears. Any damage resulting from bird seed displaced from bird feeders is the responsibility of the bird feeder's owner.
24. Quiet Time is between 11 pm and 6 am.
25. Please don't litter. This is our home!
26. Owners, Tenants, and Visitors may use the trash dumpsters provided by the Association to deposit trash. ONLY household trash and garbage may be placed in the dumpsters. Do NOT place anything outside the dumpsters!
27. Refuse items such as furniture, bedding, empty cardboard boxes, drywall or other large items may NOT be discarded in the CPCA dumpsters. These items must be taken to the County's Waste Disposal Stations, called "convenience centers" (east on Highway 70 in Crab Orchard (next to the Dollar General), or west on Highway 70 just past Westel Road) for disposal, or to commercial dumps.
28. Close doors and lids to the trash dumpsters after use, so local wildlife cannot gain access.
29. Walkways and sidewalks may not be blocked or impeded at any time.

### **Typical Penalties for Rules Infraction**

**(NOTE: Application of penalties and fines is at the discretion of the Board of Directors and may, but does not need to, follow the below progression in the event of continuous and/or egregious infractions, as determined by the Board of Directors):**

**First infraction may result in written admonition to applicable owner(s) via either email or USPS mail.**

**Continued infractions within 30 days of that admonition will result in a \$50.00 fine posted to the applicable unit owner's account. Third and**

**subsequent infractions (or continued infractions) within 60 days will result in increased fines posted to the applicable unit owner's account until infraction is corrected/resolved.**