

CARDINAL MEADOWS
RESIDENTIAL CONDOMINIUM
ASSOCIATION AND
CARDINAL MEADOWS SITE
CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS

PURPOSE:

These Rules and Regulations are designed to enhance and protect the value of each Owner's investment and to ensure that Cardinal Meadows remains a peaceful, attractive, and safe place to live.

Adopted: May 17, 2022

Introduction

The Cardinal Meadows Community is composed of two condominiums: Cardinal Meadows Site Condominium and Cardinal Meadows Residential Condominium. Cardinal Meadows Residential Condominium is located within Cardinal Meadows Site Condominium. The vast majority of community amenities, including the pavilion (which contains a picnic and grill area), dog park and splash pad, are located within the confines of Cardinal Meadows Site Condominium.

The Board of Directors of both Cardinal Meadows Site Condominium (the “Site Condominium”) and Cardinal Meadows Residential Condominium (“Residential Condominium”) have adopted these Rules and Regulations to enhance, maintain and protect the value of the Cardinal Meadows community and to ensure that Cardinal Meadows remains a peaceful, attractive and safe place to live.

These Rules and Regulations are in addition to the provisions contained in the Condominium Declaration and Bylaws, including the Chart of Maintenance Responsibilities and amendments thereto, and the previous Resolutions adopted regarding sales and rental signs, window treatments, flags and fences. Copies of the Declaration for Cardinal Meadows Residential Condominium, and the aforesaid Resolutions are attached for reference purposes.

Unless otherwise specified, all references to (i) a “Unit” in these Rules and Regulations shall be deemed to be a residential condominium dwelling unit located in Cardinal Meadows Residential Condominium and (ii) “Owner” shall be deemed to be the unit owner of a Unit. Further, the term “Site Board” shall be deemed to be the Board of Directors of Cardinal Meadows Site Condominium, and the term “Residential Board” shall be deemed to be the Board of Directors of Cardinal Meadows Residential Condominium.

Previously adopted and contemporaneously adopted with these rules and regulations, are Resolutions of the Site Association and the Residential Association regarding association complaint procedures, due process procedures and policies for records inspections and cost schedules. Copies of those resolutions are attached for reference purposes.

The term “Residential Association” shall mean the Unit Owners’ Association for the Residential Condominium. The term “Site Association” shall mean the Unit Owners’ Association for the Site Condominium. The terms “Community” and “Cardinal Meadows Community” shall refer to the Residential Condominium and the Site Condominium together as a whole.

The term “Condominium Instruments” shall mean the Condominium Declaration and Bylaws and all amendments thereto for both the Residential Condominium and the Site Condominium and all rules and regulations adopted thereto.

When used herein, the term “Resident” refers to an Owner or Tenant of a Unit in Cardinal Meadows Residential Condominium and their family members that reside with them.

It is the responsibility of each Owner to provide a copy of the Rules and Regulations to their tenant(s). The Owner is legally responsible for their family, friends and tenant(s) compliance with the Rules and Regulations and the Condominium Instruments.

Recommendations for changes to these Rules and Regulations should be submitted in writing to the Association Manager.

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Section 1. Additions, Alterations and Improvements By Owners

a. During the period of Declarant Control of the Residential Condominium, the Residential Condominium Declarant shall control the Architectural Review Committee. Thereafter, the Residential Board shall appoint three (3) representatives to act as the Architectural Review Committee. All proposed additions, alterations, and improvements by Owners shall be in accordance with the provisions of Sections 7 and 8 of Article VI of the Amended and Restated Bylaws.

b. Temporary holiday decorations may be installed and erected on the Units without the written approval of the Residential Board or the Association Manager. Temporary Holiday decorations shall not be placed on the exterior of any Unit or elsewhere on the Unit earlier than thirty (30) days before the holiday. Temporary Holiday decorations must be removed from the exterior of the Unit within fifteen (15) days following the holiday. Owners are responsible for any damages caused by decorations installed on the exterior of the Unit. For purposes of this section, the term "holiday" includes all holidays recognized by the United States Government and the Commonwealth of Virginia, as well as other traditional and seasonal holidays (e.g., Valentine's Day, Halloween, Hanukkah, Kwanzaa, etc.). All exterior porch, pole and garage lighting will be white.

Section 2. Property Maintenance

a. Owners shall maintain and promptly repair and replace the features and items on the Units for which the Owners are assigned responsibility in the Condominium Instruments. The allocation of maintenance responsibilities is stated in the Cardinal Meadows Residential Condominium Bylaws, including the Chart of Maintenance Responsibilities attached to the Bylaws .

b. Any alterations, additions or modifications to the originally installed trees, shrubs, and lawns by the Owner, which are the maintenance responsibility of the Owner, require approval through the Architectural Review Committee. All additional or replacement trees and shrubs must match the originally installed plantings. The Chart of Maintenance Responsibilities specify the responsibilities of the Residential Association and the Owners regarding landscaping of Limited Common Elements in the Residential Condominium, including Limited Common Element backyard areas.

c. Owners must not install any personal property (e.g., recreational equipment on the lawn or landscaped areas of their Units or the Common Elements without the prior written approval of the Architectural Review Committee. Portable recreational equipment must be stored in garages or inside the Unit when not in use. Personal property (e.g., lawn furniture, gardening equipment, and water hoses) must be removed from the lawn and landscaped areas of the Unit on scheduled lawn maintenance days. In addition, gates on fences must be left unlocked.

d. The Residential Association reserves the right to specially assess an Owner for additional costs and fees if the Residential Association's contractor cannot cut the lawn because of any violation of this section. Neither the Residential Association nor the contractor(s) hired by the Residential Association shall be responsible for any damage to personal property left on the lawn area or in the landscaped portions of the Units. If an Owner fails to keep their Limited Common

Element Fenced Backyard in good repair, causing the Residential Association to have to maintain or repair the yard, the Owner shall be responsible for the costs.

e. Damages caused to the Common Elements by the Residents or guests, shall be repaired at the expense of the Owner.

f. All landscape projects must be approved by the Architectural Review Committee prior to making any modifications. Any new landscaping work that commences prior to receiving such approval may be subject to a requirement to return the area to its original condition at the Owner's expense. The Owner is responsible for contacting the appropriate utility companies to identify and mark the lines for underground utilities before starting any landscaping or other outdoor project. The Owner is responsible for any damage to underground utilities that may result from the project.

Section 3. General Rules

a. Residents and guests shall comply with the City of Chesapeake noise ordinance.

b. Sales and Rental signs are governed by and subject to the Cardinal Meadows Residential Condominium Board of Directors Resolution Regarding Sales and Rental Signs dated July 8, 2021, which Resolution is attached hereto, and any subsequent amendment or replacement. "Open House" signs may be posted at the entrances to the community from the Friday prior to the Open House event and taken down by the end of the day of the event. There should be no other signs such as auction sales, unauthorized yard sales, political campaign signs, etc. placed anywhere in the Cardinal Meadows Community.

c. No objects, temporary or permanent, shall be placed on the Common Elements of the Residential Condominium or the Site Condominium without the authorization of the Residential Board or the Site Board, as the case may be, depending on the location.

d. Any activity that causes damage to the Common Elements grounds is prohibited. Additionally, recreational and sporting activities (e.g., baseball, football, basketball, street hockey, frisbee, soccer, tennis, etc.) on the Common Element sidewalks, streets, and parking areas are prohibited except as otherwise provided in Section 3.e.

e. The use and operation of skateboards, roller-skates, in-line skates, scooters, foot battery or engine powered models, unlicensed wheeled equipment and vehicles is prohibited on the Common Element streets, parking Elements, or on the sidewalks except as otherwise provided in this section. The Common Element sidewalks are for pedestrian use only (e.g., walking, jogging, running). Bicycles may be used on the Common Element streets and parking Elements in the community. Bicycle riders must comply with the City of Chesapeake ordinances relating to the operation of bicycles and the use of safety equipment. Children, under adult supervision, may use wagons, riding toys, and bicycles with training on the Common Element sidewalks.

f. Soliciting is strictly prohibited. The posting of flyers, signs, and other communications is prohibited unless authorized in writing by the Site Board. Residents and guests cannot authorize contractors, vendors, or any private or public business entity to distribute flyers, install signage, or

go door-to-door soliciting neighbors. This includes signage installed during the period that contractor work is being performed and placards/signage attached to the finished product such as fencing. Violations of this rule should be immediately reported to the Association Manager with details about who was soliciting (company and specific individuals name), date/time, and pictures if available.

g. Satellite dishes in excess of 1 meter (3.3 feet) in diameter are prohibited. Although satellite dishes 1 meter or less in diameter are permitted, they still require Architectural Review Committee approval. Dishes should be installed in the rear yard, either on a ground pole or located on the rear roof (not to exceed the ridgeline) unless the service provider can prove in writing that the reception is not obtainable. If, alternate locations are considered and the dish is located on the ground, screening with three (3) 36" maximum height shrubs may be required. All wiring must be concealed. Any Owner installing a dish shall be responsible to the Residential Association and/or the Owner's neighbors for any damage caused by the modification.

Section 4. Trash

a. All trash, including pet excreta/waste is to be put in plastic bags, and stored in trash cans resistant to animals. Under no circumstance is any excreta/waste to be deposited on or disposed of on the Common Elements, the Units, or the wooded areas in and bordering the community.

b. Trash cans must be stored in either the garage of the Unit or the Limited Common Element Backyard Area of the Unit, provided that the storage in such area is not visible from any adjoining street. Trash cans must be placed at the curb for the purpose of collection by the Association contracted trash collection company. The trash cans can be placed at the curb no earlier than 5:00 p.m. on the evening before the scheduled pickup and should be removed by 9:00 p.m. on the night of the scheduled pickup.

c. Residents are responsible for making arrangements for the removal and disposal for hazardous materials and large items that do not fit in trash cans. These large items include furniture, appliances, or building materials. Residents can make arrangements through the contracted trash collection company for a bulk waste pickup or by delivering the items to a Southeastern Public Service Authority (SPSA) drop off location.

d. Littering and dumping is strictly prohibited.

Section 5. Motor Vehicles, Streets and Trash Receptacles

5.1 Operation of Motor Vehicles

a. Vehicle operators shall observe and comply with all parking and traffic regulations prescribed by the Site Association, Virginia Department of Motor Vehicles, and the City of Chesapeake.

b. The speed limit on the Common Element streets and parking areas is ten miles per hour (10 mph). Residents and their guests must abide by the posted speed limit and comply with all stop signs within the Cardinal Meadows Community.

c. Motor vehicles shall be operated on the Common Element streets and parking areas only. No motor vehicle shall be driven or parked on sidewalks, grassy areas, or mulched areas of the Common Elements or Units without the prior written approval of the Site Board.

5.2 Parking of Motor Vehicles

a. Vehicles parked in violation of these parking rules and may be towed without notice at the sole risk and expense of the vehicle owner as set forth in section 5.5 and also be subject to the Site Association enforcement policies described in section 8 of these rules and regulations.

b. Vehicles that may be parked within the community include conventional passenger vehicles in good repair and which are currently licensed and in regular use. Each Resident is permitted to park no more vehicles than can be accommodated by their garage and driveway. The storage of broken down, unregistered, out of date inspection periodicity, or wrecked vehicles is strictly prohibited. To be clear, each Resident is provided with parking in their Unit garage and Limited Common Element driveway. How they wish to use these areas is their personal decision; one that cannot be allowed to impact on other residents using visitor parking for its intended purpose. Parking areas other than unit garages and Limited Common Element driveways are visitor parking. Visitor parking is available on a first-come, first-served basis for visitors only. It is not to be used by Residents as a parking solution because they opted to use the driveway and garage for other purposes.

c. Commercial vehicles, vehicles primarily used or designated for commercial purposes, tractors, mobile homes, buses, vehicles used primarily for recreational purposes, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft, and boat trailers shall not be parked on any street, parking space, or in a front yard or driveways of the Units and shall only be parked in an enclosed garage. "Commercial vehicles" are those vehicles which, by the equipment attached, emblems thereon, writing or advertising displayed or by its truck configuration (such as dump truck, tow truck, stake beds, van, etc.) appear to be primarily used for commercial purposes. Notwithstanding the foregoing, service and delivery vehicles may be temporarily parked in the Cardinal Meadows Community for such period of time as is reasonably necessary to provide service or to make a delivery to a Unit or the Common Elements.

d. Obstructing or retarding the passage of the mail, or any carrier or conveyance carrying the mail is a violation of federal law. Mail carriers have a minimum distance required to safely deliver mail. Therefore, there will be no parking directly in front of or 25-feet either side of community mailboxes. Parking violators are subject to the Association towing policy as described in section 5.5 and/or the agency designated by the U.S. Postal Service (USPS).

e. No person shall park a vehicle or permit it to stand, whether attended or unattended, in front of a private driveway, within 15 feet of a fire hydrant or within 25 feet from the intersection of curb lines.

g. Additional parking rules:

- 1) Parking is not allowed on any sidewalks, lawns, or landscaped areas except with the express permission of the Association Manager or the Residential Board. A copy of this permission notice must be posted in the windshield.
- 2) Parking at the pavilion is for those residents and guests enjoying the pavilion and playground. It is not to be used as resident parking.
- 3) No vehicle shall obstruct traffic flow or parking spaces. Vehicles shall not park on lines dividing spaces, double park, and park in a way that restricts reasonable access to surrounding vehicles at any time, impede a resident's ability to safely enter or exit their driveways, or block visitor parking.
- 4) Motor vehicles shall not exceed the dimensions of the parking spaces, nor be so large as to prohibit reasonable access to the vehicle and surrounding vehicles, except with written approval from the Managing Agent or the Site Board.

5.3 Vehicle Repair and Maintenance

a. Stored motor vehicles and motor vehicles which are inoperable or do not have current operating license (current, valid license plates and inspection stickers) shall only be parked in enclosed garages. Any motor vehicle which is not properly licensed or registered, or which cannot be demonstrated to be operable and which is not in an enclosed garage, may be towed at the Resident's expense.

b. Vehicle repairs, other than emergency changing of flat tires, must be performed in an enclosed garage. No vehicle repairs are permitted in the Common Elements unless it is emergency maintenance (e.g., changing a flat tire).

c. Vehicle washing and polishing is permitted in driveways and other non-restricted Common Elements adjacent to the Resident's Unit. It is not permissible in visitor parking. If music is played while washing, polishing or maintaining vehicles it must be played at a level which does not disturb other residents. All trash must be removed and disposed of by the Owner or tenant upon completion of the washing and polishing.

d. Residents who are owners of cars which drip petroleum, oils, and lubricant (POL) products onto streets, driveways, roads or Common Element parking spaces will be required to remove the cars and reimburse the Residential Association as to driveways and the Site Association as to all other paved areas for the repair and clean-up of areas affected by the POLs.

5.4 Streets Outdoor Sports Equipment And Trash Receptacles

a. The Board of Directors and/or the Managing Agent may prohibit the parking of vehicles on the Common Element private streets in the Condominium.

b. Portable outdoor sports equipment such as basketball goals and hockey and soccer goals are prohibited in the Common Elements of the Condominium.

c. Trash receptacles shall be kept in garage areas of Units except for collection. Trash receptacles may be placed at the street for collection no earlier than 5:00 p.m. the day before collection and must be removed from the street no later than 7:00 p.m. on the day of collection.

5.5 Towing Policy

a. Motor vehicles parked in violation of these Rules and Regulations are subject to being towed from the property without notice and at the sole risk and expense of the vehicle owner. Motor vehicles in violation of these Rules and Regulations may be towed by the towing company engaged at the direction of the Association Manager or an officer or Board Member of either the Residential or Site Association or designee.

b. In the event a motor vehicle is towed, the owner of the vehicle shall be solely responsible for all costs of towing and storage.

Section 6. Pets

a. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Unit, except that a dog, cat or other household pet may be kept on a Unit provided that it is not kept, bred, or maintained for any commercial purpose.

b. No pet may be kept on the Common Elements or Units that results in any annoyance or is obnoxious to residents in the vicinity.

c. Each Resident shall be liable to each and all remaining owners, their families, guests, licensees, and invitees, and to the Association for any and all damage to person(s) or property caused by such pet brought upon or kept on the Units or Common Elements by any Resident or by members of his/her family and household guests, licensees, or invitees.

d. Residents with Limited Common Element Fenced Backyards may leave dogs or other domestic pets unattended in the enclosed area as long as the animal(s) do not cause a nuisance resulting their being an annoyance, or obnoxious to the members of the Association and other Residents in the vicinity, or is not in violation of the Rules and Regulations.

e. Residents who keep dogs or other domestic pets in a Limited Common Element Fenced Backyard must remove animal waste material immediately from the enclosed area in order to maintain a sanitary condition.

f. Pets are to be kept on a leash or under the control of the pet owner at all times when on the Common Elements.

g. If a pet deposits excreta/waste in the Common Elements, the Resident shall remove the animal waste immediately. Cat litter/dog waste must be placed in a secure trash bag prior to putting it in the trash. Under no circumstances is cat litter/dog waste to be deposited or disposed of on the Common Elements, the Units or the wooded area in or bordering the community.

h. Residents keeping pets on his/her own Unit will comply with all requirements of the law applicable to such animal. These laws include, but are not limited to, City of Chesapeake requirements for licensing, inoculations, and animal control.

i. The Residential Board shall have the right to order any person whose pet is a nuisance and to remove such pet from the community.

j. Additional provisions regarding pets are contained in Subsection H of Section 1 of Article XI of the Cardinal Meadows Residential Condominium Bylaws.

Section 7. Rental Units

a. Improved Units must be rented for an initial period of not less than twelve (12) months for single family residential use. The entire Unit must be leased. The lease must be in writing and must contain a provision to the effect that the rights of the tenant to use and occupy the Unit shall be subject and subordinate in all respects to the provisions of the Condominium Instruments and the Rules and Regulations, as the same may be amended or adopted from time to time, and that the failure of the renter to comply with any provision of the Condominium Instruments or other Rules and Regulations shall be a default under the lease.

b. The use of an Unit shall not be deemed single family if it is occupied by more than three (3) unrelated persons (whether common Owners or tenants).

c. Owner(s) must provide a signed Rental Information Form that the tenant understands and agrees to be bound by the Condominium Instruments and Rules and Regulations and agrees to abide by them. Full name(s) of the lessee, and the permanent address and emergency telephone number of the Owner(s) must be provided by the Owner(s). A copy of the signed lease must also be provided to the Residential Association. These documents must be provided within fourteen (14) days of changes of tenancy. The forms to be used for this purpose can be sourced from the Association Manager.

d. Residents that do not comply with the requirements of paragraph 7.c. above shall be considered to be in violation of the Rules and Regulations and may be subject to a hearing and any charges that may result from that hearing.

e. Owners are responsible for any violation(s) of the Condominium Instruments and Rules and Regulations by their tenant(s).

f. Additional provisions regarding renting are contained in Subsection F of Section 1 of Article XI of the Cardinal Meadows Residential Bylaws.

Section 8. Compliance and Default

a. Provisions regarding compliance with and default are governed by the Condominium Instruments, including, but not limited to, the Resolutions adopted by the Residential Association and the Site Association regarding association complaint procedures and due process procedures.

b. Residents are responsible for any violations of the Condominium Instruments committed by the members of their families and household, and their tenants, guests, permittees, invitees, and licensees.

Section 9. Storage

a. Items such as tires, lumber, firewood, screens, discarded furniture/appliances, or other large items shall not be kept or stored in yards or on patios, decks, or porches or in Limited Common Element areas.

b. Personal property such as bicycles, toys, gardening tools, etc. should be stored in the garage or Unit when not being used and may not be kept or routinely stored on the Common Elements, front yards, mulched beds, parking areas, or on porches. Water hoses, when not in use, should be neatly coiled and stored out of sight behind shrubs or in the garage.

c. If a Resident has the need to temporarily place possessions in a portable storage unit such as PODS, written pre-approval by the Residential Board is required. Prior to approval the Residential Board must be informed of the dates the unit will be placed in a parking space. The Residential Board will establish limitations on how long a portable storage unit will be permitted on-site. No portable storage unit shall be placed on sidewalks, lawns, or landscaped areas. The portable storage unit should be placed away from the entrance to any homes and vehicles if it will be on the premises for more than 2 days. No storage unit shall be placed in a way that prevents other Owners from exercising their property rights.

d. Construction or installation of a storage building/shed must be approved in advance by the Architectural Review Committee.

Section 10. Association Complaint Procedures

a. The Residential Association and the Site Association have contemporaneously adopted Association complaint procedures and an Association complaint form. Copies of those Resolutions are attached to these Rules and Regulations for reference purposes. This Resolution goes into detail regarding the process of submitting an Association complaint, review and determination.

b. Owners can obtain the Cardinal Meadows Residential Condominium Association complaint form on the Association Manager's website. Written complaints should be forwarded to the Association Manager in accordance with the instructions in the Resolution.

Section 11. Amenities

a. The use of the amenities is specifically reserved for Owners in good standing, their tenants and their accompanied guests.

b. Guests will not be permitted to use any Association amenity (pavilion , dog park, playground, picnic and splash pad) unless they are accompanied by an owner or tenant the entire time.

11.1 Splash Pad

a. General. The splash pad is reserved for the exclusive use of Owners in good standing, their tenants and guests. The splash pad rules are for the protection and benefit of all persons to assure safe and sanitary operation of the splash pad and related facilities. The cooperation of the Residents and guests will afford pleasant relaxation and recreation for everyone concerned.

- 1) These rules are subject to change at the discretion of the Site Board. Changes to the rules and updates related to the actual opening and closing dates of the splash pad will be promulgated by the property management office.
- 2) Residents are requested to caution their children and their guests to observe and to obey the splash pad rules. Any failure to comply with these rules shall be considered sufficient cause for the Site Board to deny Residents and their guests, invitees, and lessees use of the splash pad.

b. Use. The splash pad is available for use by Residents and visiting guests. A Resident (their host) must sign in and accompany all guests, at all times while in the splash pad area. While visiting the splash pad, the conduct of any guest(s) will be the responsibility of the Owner, even if the guest is the guest of the Owner's tenant. Any misconduct on the part of the guest(s) may result in the permanent or temporary revocation of splash pad privileges, at the discretion of the Site Board.

c. Splash Pad Attendant and Lifeguards. There will not be a lifeguard or attendant.

d. Safety Considerations.

- 1) Children under sixteen (16) years of age must be accompanied by an identified responsible person eighteen (18) years of age or older at all times within the splash pad area.
- 2) No running, pushing, or rough play will be permitted in the splash pad or the splash pad area.
- 3) Glass containers and breakable objects are not permitted in the splash pad area. Food and drinks are not permitted on the splash pad. Plastic food and closed beverage containers with tops and/or straws are permitted on the deck area. Alcoholic beverages are not allowed on the deck area.

- 4) Portable playpens, tables, or canopies are permitted in designated areas if they do not obstruct use of the area by other patrons. Because of inherent safety problems, wheeled carriages are prohibited except for patrons with medical disabilities.
- 5) All waste must be placed in containers provided for this purpose. Residents are urged to assist in keeping the splash pad and the splash pad area clean by cleaning up the area and depositing trash in the trash cans provided at the clubhouse/pool facility.
- 6) No pets are allowed in the splash pad area.
- 7) Personal headphones must be used for music enjoyment.
- 8) Anyone observing infractions of splash pad rules or having safety concerns should direct their concern(s) to the Association Manager.

g. Conduct and Language. All persons using the splash pad and in the splash pad area shall conduct themselves in a manner so as not to disrupt or impair the use and enjoyment of the splash pad by others. Profanity or vulgar language is strictly prohibited. Violation of this rule may result in suspension of the Owner's or tenants splash pad privileges.

h. Liability. All persons using the splash pad do so at their own risk. The Site Board, the Site Association and the Association Manager assume no responsibility for any accident or injury in connection with the use of the splash pad, any loss, or any damage to personal property in the splash pad or the splash pad area. All persons using the splash pad agree not to hold the Site Board, Site Association and the Association Manager liable for any actions of any kind whatsoever occurring within the splash pad and splash pad area. All Residents are responsible for the actions of their family members and their guests. Inappropriate behavior or willful damage to the splash pad or splash pad area will result in suspension of splash pad privileges, fines, and/or assessment for repair costs.

11.2 Dog Park

- a. The dog park is provided for the exclusive use of Residents. The Resident assumes all risk when using the dog parks.
- b. The pet owner is legally responsible for the behavior of their dog(s) at all times. Aggressive dogs and female dogs in heat are not allowed. Owners must immediately leash and remove dogs from the dog park and the first sign of aggressive behavior.
- c. No animals other than dogs may be brought into the fenced area and no more than three (3) dogs per person are allowed on any single visit.
- d. All dogs must be leashed until safely inside the dog park and returned to a leash prior to exiting.

e. Dog owners must remain in the fenced area while their dogs are using the dog park. Dog owners must be in view of their dogs and have voice control at all times.

f. Persons under the age of sixteen (16) must be accompanied by an identified responsible person eighteen (18) years or older and supervised at all times. Dog handlers must be at least sixteen (16) years of age. Spectators should remain outside the fenced area.

g. Sick dogs are not allowed in the dog park.

h. Owners must dispose of waste properly in the designated on-site containers.

i. While small bite-sized training treats are permitted, food in bowls, long-lasting chews, or glass containers are not allowed.

j. Dogs must be licensed and vaccinated for rabies and DHLPP. Current license and rabies tags must be worn on the dog's collar at all times.

k. Virginia law requires all dog bites to be reported to Chesapeake Animal Control.

11.3 Playground

a. The playground is provided for the exclusive use of Residents and guests, their tenants, or lessees. The Resident assumes all risk when using the playground. The hours of operation are from dawn to dusk.

b. Use of the playground is always at the risk of the individual; the Site Board, Site Association and the Association Manager assumes no responsibility or liability for any accidents or injuries.

c. The health of playground users and their safety is paramount. This means that all trash is to be deposited into the trash receptacles provided behind the Clubhouse, that NO rocks, debris, gum, spitting, smoking, alcohol, or pets will be allowed in the playground area.

d. Persons under the age of sixteen (16) must be accompanied by an identified responsible person eighteen (18) years or older.

e. Bicycles and scooters are NOT permitted in the area of the playground. All bicycles, scooters, skateboards, etc. are to be parked at the provided bike rack area.

f. The following general safety rules must be observed.

- 1) No pushing, running or shoving
- 2) Slide feet first. No walking up the slides.
- 3) Hold onto swings with both hands and never stand on swings
- 4) Stand clear of moving swings and make sure to stop swinging before getting off.
- 5) Never swing or twist empty seats.

g. Proper footwear is required. Residents and their guests are cautioned against using the playground while wearing loose fitting clothing or items of clothing with strings or pull cords as they pose a safety risk.

h. No glass containers or products are allowed in the playground area. Absolutely no alcohol is allowed.

i. Broken equipment or playground hazards are to be reported to the Association Manager immediately.

11.4. Pavilion, Picnic and Grill Areas.

a. The pavilion, picnic and grill area are provided for the exclusive use of Unit Owners, their tenants, lessees and guests. Parties assume all risk when using the pavilion, picnic and grill area. The hours of operation are from dawn to dusk.

b. Use of the pavilion, picnic and grill area is always at the risk of the individual; the Site Board, Site Association and the Association Manager assumes no responsibility or liability for any accidents or injuries.

c. No rocks, debris, gum, spitting, smoking or alcohol are allowed in the pavilion, picnic and grill area.

d. Persons under the age of twelve (12) must be accompanied by an identified responsible person eighteen (18) years or older in the pavilion, picnic and grill area

SIGNATURES ON THE FOLLOWING PAGE

ADOPTED this 17th day of May, 2022:

NVR, Inc., a Virginia corporation,
Declarant of Cardinal Meadows Residential Condominium,
acting on behalf of the Board of Directors of the
Unit Owners Association

By:  _____ (SEAL)
Greg Knapp, Vice President

Cardinal Meadows , LLC,
a Virginia limited liability company,
Declarant of Cardinal Meadows Site Condominium,
acting on behalf of the Board of Directors of the
Unit Owners Association

By:  _____ (SEAL)
Virginia S. Cross, Manager