

# VILLAGE ON THE NEW

## PLEASE BE A GOOD NEIGHBOR!

**Use of Properties:** Properties in Village on the New are limited for use as a single family dwelling only. "Single Family Dwelling" is defined as a dwelling for one or more persons, each related to the other by blood, marriage, legal adoption, or otherwise a group of not more than four persons not so related.

### Parking and Driving

- **Posted Signs:** Please obey all posted signs and speed limits throughout Village on the New.
- **Off-Road Vehicles:** The use of motorbikes, dirt bikes, and ATVs is prohibited in common areas and on community streets.
- **Bill Bledsoe Road Safety:** When using Bill Bledsoe Road to access Village on the New, please be aware of narrow sections and yield right of way as appropriate for overall safety. In recent years, vehicles have slid into the river when attempting to pass in narrow sections.
- **Designated Areas:** Parking is only allowed in designated areas such as driveways or marked parking spaces. Street parking is prohibited, as is parking overnight in common areas.
- **Prohibited Vehicles:** Commercial vehicles, trailers, boats, and other large recreational vehicles are not allowed to be parked in driveways or common areas unless they are actively being loaded or unloaded.

### Behavior:

- **Respectful Conduct:** Maintain a high standard of behavior and refrain from actions that may disturb the peace or create nuisances for neighbors.
- **Common Areas:** The use of common areas must be respectful and comply with posted rules. Vandalism, littering, or misuse of community property is prohibited. Users should be aware of any potential hazards and assume all risks from injuries.

### Noise:

- **Quiet Hours:** There are designated quiet hours from 10:00 PM to 7:00 AM, during which noise must be kept to a minimum. Loud music, parties, or any disruptive noise that disturbs neighbors is not permitted.
- **Enforcement:** On-going violations of noise rules may result in a call to Sheriff's Department to enforce.

### Property Maintenance:

- **Upkeep:** Please keep the exterior of the property neat and clean, including ensuring that trash is properly disposed of and no debris accumulates on the property.

### **Use of Other Properties:**

- **Recreational Items:** Canoes, kayaks, and other recreational items should not remain in the park or other common property areas overnight.
- **Hiking Trail:** The neighborhood trail from Colvard Park runs downstream along the river to corner of lots 48 and 22, and then continues uphill to Village Pine Drive, exiting between lots 53 and 68. Please do not venture off the trail onto private properties. The hiking trail is not actively maintained and users assume all risks from any injuries.
- **No Trespassing:** Respect the boundaries of other properties and do not trespass on neighboring yards, driveways, or other personal spaces without permission from that property owner.
- **Pets:** Household pets are permitted but must be properly controlled by the pet owner so as to avoid becoming a nuisance or danger to others in the neighborhood. Pet owners should properly dispose of pet waste.

### **Safety and Security:**

- **Gates and Entry:** Follow all rules related to access and do not share gate codes or keys with unauthorized persons.
- **Fireworks and Fire Hazards:** The use of fireworks or other potential fire hazards is prohibited within the neighborhood.
- **Firearms:** No firearms of any caliber, gauge, kind or description shall be discharged on any property.

**Posting of Rules:** Owners desiring to rent their property must either post a copy of these rules or otherwise provide a copy to renters to ensure they are fully informed and familiar with the rules of Village on the New for the beneficial use of all.

Approved 1/30/2025

Effective 3/02/2025