**Cillian’s Crossing Homeowner’s Association Rules**

**Membership**

* Membership is not optional. Every owner is a member of the HOA by virtue of purchasing in the development. No homeowner can “opt out” of the HOA.
* Each home has 1 vote at HOA meetings this vote can only be made by the Homeowner, not by a renter. Meetings are semi-annual.
* HOA payments are collected quarterly.
* Every member is responsible for paying HOA dues in a timely manner. A $15.00 late fee is to be applied to all payments beyond 15 days.
* Any changes to the HOA dues need to be made by the HOA board and all homeowners will be notified at least 30 days in advance.
* The funds generated by the HOA are to be used maintain Cillian’s Crossing and the health, safety, and welfare of all Cillian’s Crossing Residents.
* No owner is allowed to waive or say they are not liable for any fees, including voted upon Special Assessments.
* The HOA board may elect to charge a Special Assessment in any year, applicable for just that year, to help defray the cost of construction, repair, or any other improvements to the area. If a Special Assessment is not paid by the homeowner within 15 days of the due date a 10% late fee per year is incurred by the owner.

**Common Area**

* Every owner has a right to enjoyment of the Common Area’s including parking spaces, sidewalks, gazebo, open fields, etc.
* The HOA has the right to regulate parking. Parking is for Cillian’s Crossing Homeowners and their guest only.
* Only the HOA board can grant permission for construction in common areas
* The two storm water maintenance areas area owned by Baltimore County, and therefore, nothing can be done/altered with them without speaking to Baltimore County
* Baltimore County still has the right to come in and conduct any excavations/installations/etc. in the common areas.
* No activities are allowed in the common area which may be offensive, obnoxious, or a nuisance to the neighborhood. The HOA is responsible for policing these issues, so please report them to the board.
* The gazebo is for anyone part of the Cillian’s Crossing Community to use. Please contact the HOA board in writing to use it for a private event.
* It is the responsibility of any owner who uses the common area to keep them clean and in good order. Failure to do so could result in a fine to correct the problem.

**Architectural Concerns**

* Porch, fence, or any other structure cannot be built without approval of the plans to the HOA board. This includes extensions of garden space, walkways, alterations to driveways, and any other form of exterior alterations such as shed or fencing.
* All fences must be white Trex 6ft tall privacy fence.
* No changes in the exterior of your property, including colors, roofing, shutters, siding, brick or stone work is allowed without approval from the HOA board.
* All plans must include the following;
  + What you are building or installing
  + Dimensions
  + Materials being used
  + Location
  + Contactors contact information
* The HOA board will approve or deny these plans to the benefit of the greater community and its property values.
* The HOA board has up to 30 days from submission to approve or deny the alterations. All approvals or denials will be back to you in writing signed by an HOA board member.
* Any denied alterations will be given a reason for the denial.
* Any alterations done without the approval of the HOA will still be asked to submit the request for approval. If the alteration to the property is started or completed and not approved by the HOA board it will need to be fixed at the homeowner’s expense.
* All submissions will be filed with the HOA board. Any HOA member has a right to voice concerns regarding alterations and have access to the file of approvals.
* If your request is denied, you have the right to resubmit the request under the recommendations made by the HOA board.
* The HOA board has the right to inspect construction to ensure that the alterations to your property comply with the standards outlined in your proposal.

**Exterior Maintenance**

* All owners are responsible for maintaining the exterior of their property.
* Homeowner is responsible for seeding, watering, cutting, and pruning shrubbery and landscaping.
* Lawnmowing is provided for any area not fenced in. Inside the fence grass cutting is to be maintained by the homeowner.
* If an owner fails to maintain their property they will be warned. If the owner still does not comply an HOA board member can enter the property to conduct the maintenance and bill the property owner.

**Usage Restrictions**

* Homes in Cillian’s Crossing may not be used as “model homes” or “sales offices” or otherwise display any promotional materials.
* No home can be used for commercial businesses that involve manufacturing, mercantile, storage, vending, or any other non-residential purposes.
* No signs or billboards are allowed on any lot or common area. The exception to this if for political candidates – you may place these signs on your lot only 30 days prior to the election and you must remove them 7 days following the election.
* No activity is allowed on any lot which may become an “annoyance to the neighborhood” and which could place all homeowners at risk of having raised insurance premiums.
* No trailers, tents, shacks, garage, barn, or outhouse can be built or housed on you lot either temporarily or permanently.
* You cannot keep a boat, camper, trailer, or similar vehicles/equipment outside on your property.
* No commercial or industrial vehicle (including boats) can be parked on the property without consent of the HOA. The HOA has the right to tow these vehicles with 48 hours’ notice to the owner.
* No motorized vehicles can be operated on sidewalks, yards, or common areas.
* No unlicensed vehicles area allowed on any property in Cillian’s Crossing.
* The HOA has the right to tow any vehicle that has no plates without notice to the owner.
* No long-term parking in any common area. Vehicles left for more than 30 days is subject to being towed with 48 hours’ notice to the owner.
* No animals, livestock, or poultry can be kept in the neighborhood. Dog, cats, or other household pets are ok as long as they live indoors. No animals can be bred in the neighborhood.
* All pets must be leashed while on property and the owner is responsible for cleaning all pet waste immediately.
* All garbage and trash must be regularly removed from the property and is not allowed to accumulate.
* Trash/recycling cans must not be kept in the front or side of your home unless they are behind a fence.
* Any clothesline, wood piles, storage containers and prohibited unless they are not visible. This means these items must be kept in a garage or behind a fence or screen. This does not include building materials that may be used during the alteration of a property provided these materials be used in a reasonable time frame.
* Any exterior satellite dish or antenna must be approved by the HOA prior to the installation.
* No trees can be planted or removed from your property without approval from the HOA board.
* No play equipment and basketball hoops should be installed on any common property. These items are ok if they are kept on your lot/property. They cannot be kept on common areas, i.e., street or sidewalk
* Any HOA board member has the right to inspect any lot during reasonable hours to check on any alleged violations.

All homes in the Cillian’s Crossing Community and all residents living in those homes are subject to all the rules of the Cillian’s Crossing HOA. No resident is exempt. Cillian’s Crossing homeowners are responsible for their guest and visitors.

If you feel that a community member is violating any of these HOA rules, please contact the Cillian’s Crossing HOA Board in writing immediately. All violation accusations will be taken seriously.

Any violation will be given a written warning via standard mail and email. The community member will be given a time frame to fix the issues. Any issues not fixed in a timely manor will be subject to fees and/or fines.

Cillian’s Crossing HOA Rules are subject to change. Any changes will be made in writing and submitted to the homeowner at least 60 days prior to the change.