

Pottsburg Crossing Condominium Association, Inc.
c/o The CAM Team, Inc.
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To: Pottsburg Crossing Residents & Homeowners

From: Pottsburg Crossing Board of Directors

Use of Common and Limited Common Elements

Numerous complaints are being received from residents about the unreasonable noise and unauthorized use of the limited common areas, mostly by children in the community. Bikes, skateboards and scooters are being ridden in the limited common areas belonging to other residents. In addition, children are riding their bikes, skateboards and scooters and playing in the street with no regard to oncoming traffic, putting them at risk for serious injury. While drivers need to be especially careful to watch for children playing, children must also remember not to dart into the street without looking and to move out of the street when a car approaches. Grass is being damaged due to bicycles being ridden through the common areas and trash such as water bottles, soda cans, candy wrappers, etc. and personal items are not being picked up.

Use of the Pottsburg Crossing Condominium property is subject to limitations set forth by the governing documents and the Board of Directors. These limitations prohibit residents from interfering with the rights of others or annoying others by unreasonable noise or otherwise. Every resident is entitled to the peaceful enjoyment of their unit and the limited common areas associated with their unit (patios, entryways, driveways and A/C area) are for **their exclusive use only**. All other areas in the community outside a unit are considered common areas.

Although our community's common areas are open for use by residents, residents must respect the rights of others and take into consideration whether their actions may be disturbing to their neighbors or damaging to community property. Parents are responsible for ensuring that their children abide by these rules. To make certain that every resident understands the restrictions regarding the common and limited common areas, the following information is being provided and these rules must be strictly adhered to:

No resident may use the patio, entryway, driveway or A/C area that is reserved for the exclusive use of another resident without that resident's permission. Recreational activities cannot be played in these areas or in close proximity to the windows of another resident's unit. Activities that involve kicking or throwing of balls or other objects, should be limited to areas in the community where there is the least risk of damage to vehicles or units. Activities that create loud or disturbing noise must be curtailed after dark. Climbing, sitting or standing on the electrical equipment or fences is prohibited. If damages occur as a result of your actions or your children's, you are solely responsible for the associated repair/replacement costs.

The use for any purpose whatsoever of BB guns, air or gas-operated guns, or electric weapons or devices is prohibited on the condominium property.

Trash and garbage cannot be left on the condominium property and must be picked up and properly disposed of. Personal items left in the common areas will be removed and placed in the storage room until claimed.