

Kings Crossing Condominium Association, Inc.  
Resolution No. 0001  
Rules and Regulations

**Rules and Regulations**

**1. Snow Removal**

- The Kings Crossing Condo Association is responsible for snow removal for the sidewalks and roads within the Development.
- The Association will contract for the sidewalks and roads. The trigger for snow removal services will be three (3) inches. Ice removal will be handled on an occurrence basis.

**2. Vehicles and Parking**

- Any vehicle, defined as any motorized vehicle requiring registration from the State Motor Vehicle Administration, parked on Association property must comply with the below criteria. Unauthorized vehicles will be towed at vehicle's owner's sole risk and expense. No recreational vehicles permitted, i.e., boats, jet skis, campers, trailers, etc.
- Commercial vehicles and trucks: No commercial vehicles or trucks are allowed at any time on the property belonging to the Association. A commercial vehicle shall be defined as a motor vehicle (a) having a gross vehicle weight over 7,000 pounds or over ¾ ton in classification, or (b) containing any logo, advertisement, signage, or display of any kind promoting any business purpose whatsoever, or (c) that is not primarily used for private personal conveyance. This provision shall not be construed to prohibit commercial vehicles providing goods or services to a unit owner or association.
- Each unit owner will have one (1) reserved parking space assigned by number, in front of his/her building. All other vehicles must park in the visitor parking spaces.
- Pods or similar-type storage/moving units will be permitted within the community for a maximum of one (1) week.
- There shall be no repairs or maintenance of vehicles within the community. This includes washing and waxing.
- The Association, in no event, shall be liable for the loss, destruction, theft of, or damage to vehicles or personal property.

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**3. Rental Units and Tenants**

- The owner of any unit that is leased must provide a copy of the Lease to the Association within thirty (30) days from the date of occupancy. The Lease Agreement must state that the tenant will abide by the conditions set forth in the Declaration and Standards adopted by the Association and that failure to do so will constitute a breach of the Lease. All Lease Agreements and tenant agreements shall comply with the laws and ordinances of Harford County and the State of Maryland. In addition the Homeowner will provide the Association with the name, address and telephone of occupants and an alternative address for the Homeowner. The owner will be solely responsible for any inspections by Harford County.

**4. Trash Disposal**

- Trash must be bagged, tied and placed in the dumpsters.
- The recycling dumpster is for all recycling and is located between Buildings 204 and 208. No other trash is to be placed in this dumpster.
- Pick up of bulk items may be scheduled by the unit owner with the Town of Bel Air. The phone number is 410-838-5472.

**5. Pets**

- Harford County law states that all pets must be leashed and in the control of their owner at all times. Pet waste must be cleaned up immediately by the owner and disposed of properly.
- The maximum weight limit for pets shall not exceed 35 pounds. The maximum amount of pets for each unit shall not exceed two (2). Any resident who has a pet over 35 pounds and/or has more than two (2) pets at the adoption of these Guidelines shall be allowed to keep the pet. Once the pet is removed or passes away, the resident must comply with these Guidelines.
- Service dogs are permitted.

**6. Patio and Deck Sunshades**

- White vinyl sunshades may be installed on patios and decks. The blind shall be the full width of the patio or deck and shall hang down behind the handrail.
- Unit owners shall keep the shade in the raised position when it is not in use during the day and at night.

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**7. Common Area- Hallways**

- Any placement of furniture in the common area hallways must first be **submitted for approval in writing to the Board of Directors prior to furniture being placed.**
- The four unit owners on each floor must all agree to the furniture that will be placed on that floor.
- None of the approved furniture shall be paid for with the Association funds.
- The following furniture is the only furniture that will be allowed in each hallway:
  1. Up to two (2) plant stands on each floor.
  2. Up to four (4) wall hangings (Mirrors or pictures) in each hallway.
  3. Up to two (2) sofa tables or two (2) bookshelves on each floor.
  4. Up to four (4) chairs per hallway (solid wood chairs only, no fabric).
  5. Up to two (2) lamps (for decoration purposes only) per hallway.
- No furniture shall be placed any closer to the picture windows than eight (8) feet.
- Permanent or temporary storage of any articles of personal property is not allowed.
- Carry of lit tobacco products in any common area hallway is prohibited.

**8. Age Restrictions**

- Residents must be fifty-five (55) years of age or older with a spouse of any age or other persons forty (40) years of age or older.
- Each occupant of a unit, if requested to do so by the Condominium Board, shall furnish the names and ages of all occupants of the unit and such affidavits and other documents as the Board may request to verify age.
- Persons under forty (40), other than a spouse shall not reside in a dwelling unit for more than a total of thirty (30) days per calendar year.

**9. Common Areas- Outside**

- The placing of statues, banners, lawn ornaments, and other items in the common areas is prohibited. Any personal property found in the common areas may be removed by the Board.
- The display of flags, banners, signs or advertising from balconies or patios is not allowed. The exception to this rule is that one (1) United States flag may be flown.
- Hanging flower planters may be displayed during the spring and summer months, but must be removed in the fall.

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- No personal property other than customary outdoor furniture and not more than two (2) planters shall be left overnight on any patio or balcony.
  - No grill or other cooking apparatus shall be operated or stored on any patio or balcony.
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**10. Storm Doors**

- Storm doors must be "full view" style and the color of white only. A request must be submitted to the Board for approval prior to installation of the storm door.

**11. Windows**

- Unit windows are the responsibility of the owner. They may be replaced with vinyl white, 6-pane with grids, double glazed windows in the same style of the existing windows. All installations must be done by a licensed Home Improvement Contractor and must be approved by the Board of Directors in writing prior to the installation.
- Window blinds installed within the unit must be white in color.
- No signs other than one (1) for sale sign may be displayed in any window.

**12. Seasonal Decorations**

- Seasonal decorations will be allowed to be placed no sooner than three (3) weeks before the major holiday and must be removed no later than one (1) week after the holiday.
- Outdoor seasonal lighting shall be white only and non-blinking.
- Decorations in the common area hallways are allowed in the front windows only.
- Decorations will be allowed on patios, balconies, and unit owner doors.
- Cutting of trees and shrubs for decoration is prohibited.

**13. Dryer Vents**

- Due to the potential fire hazard, each unit must have dryer vents cleaned every two (2) years. Proof that this has been done must be furnished to the Board upon request or completion.



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**Architectural Improvements (Windows, Doors, Storm Doors, Patio and Deck Shades, Landscaping**

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**14. Request for Modification**

- Homeowners cannot modify common or limited common elements until approval is received in writing from the Board. No project may begin until the Homeowner complies with these rules and receives a final decision by the Board. Homeowners, who proceed to modify common or limited common element before final Board approval, do so at their own risk. If modification is decided not to meet the Association's criteria, the Homeowner is solely responsible for any changes for compliance.

**15. Application**

- A copy of the application appears in the rules and is to be used by Homeowners to request a decision on architectural modifications as required. Every effort has been made to make this process as simple and efficient as possible. Approval or denial of any submitted application is based upon the Association's criteria. Due to the detailed nature and/or complexity of an architectural modification, it is requested that multiple architectural modifications, submitted by a Homeowner, be submitted on separate forms. Provided that the application contains all necessary information for the Board to make a decision, the application review will be completed within thirty (30) days from the time of receipt.

**16. Application Process**

- The Homeowner will complete an Architectural Modification Application in full with written information and attachments that provide diagrams, dimensions, materials, finishes, colors, per the architectural modification being submitted. (see attached application)
- The Homeowner will mail the completed Application with all supporting attachments to the Management Company. The date of receipt will be marked on the Application.
- The Application shall be sent to the Board of Directors. The Board will meet to review and consider the Application.
- The Homeowner will be notified of the Board's decision in writing. A copy of the Application with the Board's decision will be maintained in the Homeowner's file.

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**17. Conditions for Approved Requests**

- Architectural modifications must be installed in accordance with these rules or as approved by the Board. There can be no deviation from the plans and specifications approved by the Board without prior written consent of the Board.

**18. DISPUTE SETTLEMENT**

**Dispute Resolution Procedure**

- A. The Board, or its designated committee, shall not impose a fine, suspend voting rights, or infringe upon any other rights of an owner or other occupant for violation of the Rules and Regulations unless and until the following provisions are followed:
- (1). Demand. Written demand to cease and desist from an alleged violation shall be sent to the alleged violator at the address of record specifying: (1) the alleged violation; (2) the action required to abate the violation; and (3) a time period, not less than ten (10) days, during which the violation may be abated without further sanction if the violation is a continuing one, or a statement that any further violation of the same rule may result in the imposition of sanction after notice and hearing if the violation is not a continuing one.
  - (2) Notice. Within twelve (12) months of such demand, if the violation continues past the period allowed in the demand for abatement without penalty, or if the same rule is subsequently violated, the Board shall send the alleged violator written notice of a hearing to be held by the Board. The notice shall contain: (1) the nature of the alleged violation; (2) the time and place of the hearing, which time shall be not less than ten (10) days from the sending of the notice; (3) an invitation to attend the hearing and produce any statement, evidence, and witnesses on his or her behalf; and (4) the proposed sanction(s) to be imposed.
  - (3) Hearing. At the hearing, the alleged violator has the right to present evidence and present and cross-examine witnesses. The hearing shall be held in executive session and shall afford the alleged violator a reasonable opportunity to be heard. Prior to the effectiveness of any sanction hereunder, proof of notice sent and the invitation to be heard shall be placed in the minutes of the hearing. This proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner sent or delivered, is entered by the person who sent or delivered such notice. The notice requirements shall be deemed satisfied if the alleged violator appears at the hearing. The minutes of the hearing shall contain a written statement of the results of the hearing and the sanction, if any, imposed. A decision pursuant to these procedures shall be appealable to the Courts of Maryland, as set forth in Maryland law.

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(4) ~~Sanctions. If, after notice and hearing as stated herein, the Board or its designated committee shall determine that there has been a violation of these Rules and Regulations, the By-Laws or the Declaration, it shall have the power to impose sanctions against the Owner, including monetary fines for violations which occur on the Common Areas or Lots as shall be determined by the Board or its designated committee. In the event the fines or costs are not paid, such amounts will be considered a lien against the Lot Owner, and shall be collectible in the same manner as assessments. As set forth in the Declaration, the Association shall be entitled to an award of attorney's fees and costs of collection actually incurred to collect the amount due hereunder.~~

(5) **Member's Failure to Comply.** If any Owner fails to comply with Maryland law, the Bylaws, or the Declaration or a decision rendered pursuant to this Section, the Owner may be sued for damages caused by the failure, or for injunctive relief, or both, by the Association. The prevailing party in any such proceeding is entitled to an award for legal fees and costs, as set forth in the Declaration or the Maryland Condominium Act. Additionally or lieu of the circuit court action, judicial and/or statutory liens may be sought to secure the repayment of the fines imposed.

**19. Enforcement- Fining Policy**

In accordance with the Declaration, By-Laws or Rules and Regulations, the following fining policy will be adopted by the Board of Directors:

- a. When a violation of any of the above items is deemed by the Board of Directors, the following process will be instituted.
- b. **Step 1:** When a violation of any rule or regulation is first brought to the attention of the Board of Directors, a letter will be sent to the violating unit owner requesting compliance by Management.
- c. **Step 2:** If non-compliance continues or a second violation occurs, a second letter will be sent Certified Mail by Management to the unit owner requesting compliance and providing notice that a \$75.00 fine will be assessed. The owner will be advised that their presence will be required to address the violation at the next Board of Directors meeting; at that time, the Board will decide if the fine will be assessed.
- d. **Step 3:** If non-compliance still continues or a third violation occurs, a fine of \$150.00 will be levied.
- e. **Step 4:** If non-compliance still continues or a fourth violation occurs, a fine of \$300.00 will be levied. If the violation continues to exist, the Board of Directors will turn the violation over to the Association's attorney for enforcement.

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Signature Page

By:

President

Charles M. Buchanan Jr.

Witness:

Secretary

George Hudson Jr.

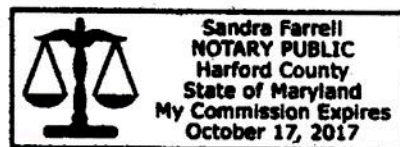
I hereby certify that on this 12 day of DECEMBER, 2014 before me, the subscriber, a Notary Public of the State aforesaid personally appeared CHARLES BUCHANAN JR. and GEORGE HUDSON JR. who acknowledged that he/she are the President and Secretary respectfully of Kings Crossing Condominium Association, Inc., and that he/she, being authorized to do so, executed the foregoing instrument by signing for the corporation by himself/herself as President and Secretary.

AS WITNESS WHEREOF I have hereunto set my Hand and Notarial Seal.

Notary Public:

Sandra Farrell

My Commission Expires: 10/17/2017





**KINGS CROSSING  
CONDOMINIUM ASSOCIATION, INC.  
RESOLUTION NO. 0001  
RULES AND REGULATIONS**

Kings Crossing Condominium Association, Inc.  
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**ARCHITECTURAL RULES AND REGULATIONS RESOLUTION NO.001**

WHEREAS Article IV, MEETINGS OF CONDOMINIUM ASSOCIATION, Section 9. Powers, Subsection (b) for Kings Crossing Condominium Association, Inc. recorded among the Land Records of Harford County in Book 5489, pages 0329 et seq. ("By-Laws") provides that the Council, pursuant to Article IV of the By-Laws, To adopt and amend reasonable rules and regulations; and

WHEREAS Article V, DIRECTORS, Section 3. Powers and Duties, Subsection (d) for Kings Crossing Condominium Association, Inc. recorded among the Land Records of Harford County in Book 5489, pages 0329 et seq. ("By-Laws") provides that the Board of Directors, pursuant to Article V of the By-Laws, To promulgate and enforce such rules and regulations, and such restrictions or requirements, as may be deemed proper respecting the use, occupancy and maintenance of the Regime and the use and maintenance of the General and Limited Common Elements, as they are designated, to prevent unreasonable interference with the use and occupancy of the Regime and of the General and Limited Common Elements, by the Unit Owners, all of which are to be consistent with all applicable State and local laws, the Declaration and these By-Laws; and

WHEREAS Article XIII, MAINTENANCE OF PROPERTY, Section 4. Additions, Alterations, Improvements and Decorations, Subsection (b) for Kings Crossing Condominium Association, Inc. recorded among the Land Records of Harford County in Book 5489, pages 0329 et seq. ("By-Laws") provides that the Condominium Board, pursuant to Article XIII of the By-Laws, may adopt reasonable rules and regulations as provided herein establishing general standards for the making of one or more types of non-structural addition, alteration, improvement or decorations to or upon the windows and doors enclosing the Units or to or upon the Limited Common Elements.

WHEREAS, the Board of Directors deems it advisable, for the benefit of the community and in the best interests of the owners and residents thereof to establish specific rules and regulations as hereinafter set forth; and

WHEREAS, these rules are in furtherance of and not in derogation of any Declaration or governmental provisions;

NOW THEREFORE, BE IT RESOLVED on the 12<sup>th</sup> Day of DECEMBER, **2014**, that the following rules be adopted by not less than 2/3 of the directors of the Board present, after hearing and comment: