



Christopher's Crossing Homeowners' Association

Common Area Use Guidelines

By-Laws, Covenants, and Restrictions

- The Gate to the Common Area is normally locked to prevent non-resident access.
- For access to the Common Area, ask an officer to unlock the gate, or request an assigned key from the Treasurer. A \$5 deposit is required for an assigned key.
- When using the Common Area or pavilion, follow and/or comply with the Christopher's Crossing Homeowners' Association (CCHOA) By-Laws, and Declaration of Covenants and Restrictions.
- Submit an approval request to the Board of Directors to reserve the Common Area or pavilion for a personal event.
- Noise Guidelines presented below shall be followed.

Common Area Usage

Homeowners should just use common sense and common courtesy when using or having an event in the Common Area. The below provides guidance:

- General use of the Common Area is available to all homeowners and their guests. Homeowner must accompany guests.
- For events, homeowners can have guests park in the Common Area, but they shall not block access to stored items, the boat ramp turnaround area, or the boat ramp. Guests can also park on the grass areas that are dry, firm and immediately adjacent to the gravel parking area.
Note - leave a clear generous turn-around area near the top of the boat launch ramp.
- Noise limits should follow the guidelines delineated below.
- If coverings are used on the tables or items are attached to the pavilion structure via nails and/or staples, please remove all of these fasteners when removing your coverings or items. If damages result, the homeowner sponsoring the use or event is responsible for repairing.
- The grill is for homeowner use, but users need to bring needed propane tank and tools. Please clean after use.
- Firewood stored near the pavilion is there for any resident wanting to build a fire. Please have a bucket of water on hand and extinguish the fire before leaving.
- Porta-pots are not an issue and commonly used for events. Suggest placing the unit in the north parking area adjacent to the boat ramp. Unit can be placed and removed when convenient. There is no specific time limit.
- Please cleanup and remove all trash when done with the use or event. If needed, the next day is fine.
- If dog walking, please collect pet droppings.

CCHOA

By-Laws, Article X, Rules and Regulations, lists specific rules related to the Common Area. Paragraph 4 addresses unacceptable activities.

4. No noxious or offensive activity shall be carried on in the Common Area, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other Home Owners. No Home Owner shall make or permit any disturbing noises, odors or vibrations in the Common Area by himself, his family, his pets, agents, visitors and licensees, nor do or permit anything to be done by such persons that will interfere with the rights, comfort and convenience of other Home Owners.

Town of Clay

Chapter 152 - Noise

§ 152-3 Statement of policy.

It is hereby declared to be a town policy to prevent any unreasonable noise detrimental to the public welfare. The prohibitory clauses of this chapter shall not apply to mechanisms or devices used in the home and real property maintenance, repair and improvement. The following examples are inclusive but not exclusive: lawn mowers, hedge clippers, power saws, snowblowers and rototillers, so long as such mechanisms or devices are used between the hours of 7:00 a.m. and 9:00 p.m.

§ 152-4 Prohibited noises.

The following acts are prohibited:

A.

Noise associated with the use and operation of motorcycles, snowmobiles and motor scooters in such a manner that noise in excess of normal sounds of operation are created, and in no event in excess of the noise level limits set forth in Table 1^[1] hereof.

[1]

Editor's Note: Table 1 is included at the end of this § 152-4.

B.

Noise caused by the acceleration and deceleration of automobiles, specifically including noise caused by screeching of tires on pavement.

C.

Noise associated with the private rebuilding, tuning and testing of motor vehicles on private property and public streets, other than at duly established garages or race tracks designed for the building, tuning and testing of such vehicles.

D.

Noise associated with the use or operation of any radio, phonograph or use of any musical instrument in such a manner or with such volume so as to disturb the repose of persons in any dwelling, hotel or other residence, and in no event in excess of the noise level limits set forth in Table 1 hereof.

E.

Noise associated with the keeping of any animal or bird, except livestock kept on operating farms, which shall disturb the comfort or repose or damage the business of persons residing or conducting business in the immediate vicinity thereof, or their guests or customers in excess of the ambient noise level, and in no event in excess of the noise level limits set forth in Table 1 hereof.

[Amended 8-20-2001 by L.L. No. 1-2001]

F.

Noise associated with the discharge into the open air of the exhaust of any steam engine or motor vehicle engine, except through a muffler or other device which will prevent loud or explosive noises therefrom by reason of its design and operation.

G.

Noise originating from noise-making devices, explosives, or mechanisms designed to alarm or frighten birds and animals used between the hours of 1/2 hour after official local sundown time and 1/2 hour before official local sunrise time.

H.

Noise associated with the erection, excavation, demolition, alteration or repair of any building or other construction, reconstruction, or demolition activity other than between 7:00 a.m. and 7:00 p.m. on weekdays, or between 8:00 a.m. and 5:00 p.m. on Saturday, except in the event that a finding of urgent necessity in the interest of public welfare or safety may be made by the Commissioner of Planning and Development who shall then issue a permit to allow such activity. Such permit may be requested for a period of three days or less while the emergency continues.

[Amended 8-15-2005 by Ord. No. 2005-01]