

CWCA Loitering and Visitor Policy

The Chateau Wood Board of Directors has voted to adopt the following Loitering and Visitor Policy as a rule, following Notice and Comment.

(a) At least ten days before adopting, amending or repealing any rule, the executive board shall give all unit owners notice of: (1) Its intention to adopt, amend or repeal a rule and shall provide the text of the rule or the proposed change; and (2) a date on which the executive board will act on the proposed rule or amendment after considering comments from unit owners. (b) Following adoption, amendment or repeal of a rule, the association shall notify the unit owners of its action and provide a copy of any new or revised rule.

Prior to adopting the new Loitering and Visitor Policy, the Board is giving unit owners the opportunity to comment, voice your concerns, and to make any suggestions you may have by forwarding your comment, concern or suggestion in writing to Westford, Attn: Steve Cabaniss by fax to 860-528-2989, or by e-mail to stevec@westfordmgt.com no later than January 13, 2020.

The Board of Directors will take your comments into consideration at the Wednesday, January 15, 2020 Board Meeting.

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The Chateau Wood campus is private property. It is reserved for the exclusive use and enjoyment of our Unit Owners, our Residents and their escorted Visitors. In order to improve Resident safety, the following **CWCA Loitering and Visitor Policy** has been established:

Visitors:

Non-resident (Visitor) parking is only permitted in our **Visitor Lot** and in designated Overflow Areas. **Visitor** spaces are marked with a “V”. Visitors may only park in “**numbered**” spaces with immediately-verifiable permission from the owner of that space. **Upon arrival, all Visitors must proceed immediately to the unit that they are visiting.** Loitering by Visitors is prohibited anywhere on CWCA property unless accompanied by a Unit Owner or a Census-Listed Resident.

Visitors may not wait in vehicles or in common areas on CWCA property if the Resident that they are visiting is not home. Visitors may not honk their horn to signal their arrival. Walking/biking Visitors may not loiter on CWCA property and no Visitor may enter or utilize our facilities (pool, cabana, swings, basketball net, paths, lobbies, roads, etc.) unless accompanied by a Unit Owner or a Census-listed Resident who is fully responsible for their behavior. **At no time will anyone** be permitted to loiter in our basements, stairwells, laundry rooms, or storage areas.

Unit Owners and Residents:

Unit Owners and Census-listed Residents may loiter in their vehicles in their assigned (numbered) parking spaces only. Valid reasons include phone calls, reading, private discussions and listening to music/radio at a low volume. Unacceptable loitering includes partying, loud music (detectable 10’ from vehicle), drinking, arguing, illegal activities, creating a nuisance, or any behavior that degrades our property values or disturbs our other Residents. Fines will be assessed for violations.

Loitering on CWCA property by non-residents is **trespassing**. If a person is not listed on the CWCA Census, they can be asked to leave our property. NOTE: CWCA staff, our private security agents, or the police may require you to provide proof of residency at any time.

Unit Owners will be fined if vehicles (or persons) related to their unit are unescorted, or if they cause any real or perceived annoyance to other Residents, CWCA staff, contractors, or management. If a Visitor has a loud muffler, plays loud music, does not observe CWCA posted traffic and parking signs/rules, dumps trash, or does anything to disturb Residents or to degrade our property and our enjoyment of it, fines will be assessed to the Unit Owner by The Association. In addition, Unit Owners will be responsible for any damage, clean-up costs, security or legal costs incurred.

Unit Owners must ensure that all of their Residents and vehicles are listed on our Census and that we have a current phone number on file for 24/7 verification purposes.