



Versailles at Eagles Landing

Versailles at Eagles Landing is just 1 of 6 associations that make up the Eagles Landing community. The following rules have been put in place for all of us to follow to ensure the safety and enjoyment by year-round residents, owners, and renters, and not deprive each other of our rights to enjoy and use our homes. These rules apply to everyone, and are enforced as to everyone. Any costs for damage or problems that occur as a result of violating these rules and regulations will be assessed against the owner of the property regardless of the person responsible whether it is the owner, their guests, visitors or renters and their visitors. We thank you for taking the time to read and follow these rules.

GENERAL RULES AND REGULATIONS

1. Owners may have ONE pet per unit. More than one pet for owners may be permitted by written approval from the Council. All dogs must be licensed. Weekly renters are not allowed pets of any kind.
2. Dogs must be leashed, walked away from the building and cleaned up after. Pet waste stations are located throughout Eagles Landing. *Pets and other animals may not be tied up and/or left unattended outside in common areas or on homeowner properties.* Pets and other animals may not be fed outside the unit or in common areas. NO pet should be allowed to become a nuisance by excessive barking, by displaying aggressive behavior towards other animals or people and must at all times be under the control of the owner.
3. Grills, whether charcoal, gas, or otherwise, shall not be used upon the decks, balconies, or patios of the Units. Grills should not be left unattended and fires extinguished immediately after cooking. Grills must not be chained. **The State Fire Regulations clearly state that no open flame is allowed within 10 feet of the unit.**
4. Storage of combustible liquids within the unit (other than normal household items) or use of kerosene heaters is strictly prohibited.
5. No towels, sheets, clothing, or laundry items may be hung or draped on chairs, decks, deck rails, stair rails, or patios.

6. No excessive public drinking, noise or other issue of common areas. Please refrain from noise after 11:00 p.m. Noise ordinances are in effect (11 p.m. to 8 a.m.), and are strictly enforced.
7. Dumpsters are available for trash and recyclable items. Trash must be deposited directly into the trash dumpster and not left outside the unit or dumpster. Boxes must be broken apart. Recycle items must be deposited directly into the recycle dumpster. Plastic grocery bags are not allowed in the recycle bin and should be returned to the place of purchase for disposal. Arrangements must be made for disposing of all electronics including TV's and computers, bedding, appliances and furniture.
8. Please keep all outdoor areas clean and free from litter of any kind, including cigarette butts. Please properly extinguish your smoking materials.
9. Bikes must be placed in the racks provided by the association located by the Versailles mail boxes and across from the 310 building. Also behind the unit on the concrete patio or on the deck.

RECREATION RULES AND REGULATIONS

1. A recreation card access is required with no more than 6 people per unit at one time during pool hours.
2. Please shower before entering the pool.
3. Children under 16 MUST be accompanied by an adult and not left unattended in the pool area. Children under 5 must be accompanied by an adult in and out of the pool.
4. No diapers. Children not toilet trained must wear swim-designed diapers with plastic pants.
5. No glass containers in the pool area.
6. Trash and recyclable items must be properly discarded in trash/recycle dumpsters located throughout the community.
7. No horseplay, fighting, screaming or causing undue disturbance in or about the pool. ***Please be courteous to all guests using the pools.***
8. No use of profane language.
9. No running or diving.

10. Admission will be refused to anyone having communicable diseases, open sores, colds or coughs or wearing bandages.
11. Pets are **prohibited** in the pool area.
12. Pool hours are posted, and are strictly enforced. Fines may be imposed to violators who enter the pool after closing time.
13. Tennis courts are open from 8:00 a.m. to dusk. Recreation card access is required. Sign-up sheets are posted on the bulletin board next to the gate. No skates, roller blades, bikes, skateboards, scooters or pets are permitted on the courts. Children under 7 **MUST** be accompanied by an adult.
14. The club house is available for rentals. Please see our web site at www.eagleslandingrec.com for information.
15. The Clubhouse and the Eagles Landing pools are smoke-free zones.

POND POLICY

1. The ponds located within Versailles are decorative only. **ABSOLUTELY NO FISHING, RETRIEVEING OF ITEMS, THROWING ITEMS OR SWIMMING IN THE PONDS ! ! ! !**
2. **DO NOT FEED THE FISH. Repeat: DO NOT FEED THE FISH.** The fish are fed specific food by our staff. Nonspecific food items such as bread crumbs clog the pump filters, and damage the ponds.
3. **Do NOT step on or remove the slate and small stones** surrounding the ponds that hold the liners in place. Cost for any damage to the liners **will be assessed** against the unit in which the person responsible is staying whether it is the owner of the unit, their guests, visitors or renters.
4. Children and pets must always be supervised in the area surrounding the ponds. Please do not allow pets or children to enter the ponds.
5. Please do not remove any fish, minnows, wildlife or plants from the ponds. The plant life is part of a delicate balance of the pond environment that changes with the seasons.
6. Please do not touch, clean or attempt to maintain the pumps. Please notify the management office of *any* irregularity you observe concerning the pumps.

PARKING POLICY

1. Each unit has 2 numbered parking spaces that are to be used for parking of passenger vehicles only. Parking spaces are not to be used as storage areas except scooters that are properly stored in the interest of safety and unsightly in the community.
2. Trailers, RV's, boats, jet-skis, go-karts, ATV's or other similar vehicles are not permitted.
3. Commercial licensed vehicles *may* be permitted after obtaining written approval from the Council.
4. No cars may be parked on Phillips Street, Talon Drive or on or along the grass area on Blue Heron Drive across from the 3000, 3100 or 3200 buildings. Violators will receive one warning. After 2 hours, cars will be **TOWED AT THE OWNERS' EXPENSE**. Violators assume all charges for towing of vehicles, including 24-hour Emergency Management Service.
5. Parking in a numbered space not associated with your unit could result in removal at the owners' expense.
6. Guest spaces are marked and located at the ends of each building. Overflow spaces can be found along the fence adjacent to the 2300 building of Eagles Landing (near the mail boxes on Eagles Landing Drive).
7. All vehicles must be appropriately tagged and registered. Vehicles must be operable and not leaking any type of fluid. The operation of any motorized vehicle such as scooters, go-karts, etc. that cannot be registered in the state of Delaware is not allowed.

Violators will be towed at their own expense!!!!

Important Phone Numbers:

Police, Fire, Ambulance	911
Signature Property Management, Inc.	(302) 260-9595
Locksmith: Penn-Del Lock	(302) 227-6192

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