Charlesgate Village

Rules, Regulations, Information



Revised November 2026

IMPORTANT CONTACT INFORMATION

AMHERST POLICE **716-689-1311**

SWORMVILLE FIRE DEPARTMENT..... **716-688-7055**

TWIN CITY AMBULANCE..... **716-692-2342**

Charlesgate Village Property Manager .....
Ashley Kinney of Logiq Ventures, Inc is primary contact for matters administered by Charlesgate Village.

Mailing/Remittance Address:
Charlesgate Village, PO Box 535, Getzville NY 14068

Maintenance Requests:
Phone 716-276-8330
Text 716-221-0087
Email ..... Logiqven@outlook.com

AFTER HOURS EMERGENCIES *(Phone or Text)*..... 716-221-0087

Ransom Oaks Community Corporation (ROCC) .....

Information about pools and facility rentals:
Email.....FacilitiesManager@ransomoaks.com

National Fuel Gas ..... **Emergency: 1-800-444-3130**
Williamsville Office: 716-857-7000

National Grid Electric 1-800-642-4272

Verizon 1-800-837-4966

Spectrum 1-866-200-7639

Town of Amherst 716-631-7000

PROPERTY MAINTENANCE CONTACT INFORMATION

PROPERTY MAINTENANCE THAT IS THE RESPONSIBILITY OF CHARLESGATE VILLAGE.

Charlesgate Village is responsible for the maintenance of common grounds and designated exterior areas of residential units, as outlined in the **Declaration, By-Laws, and Architectural Guidelines**, available at **CharlesgateVillage.org**.

Maintenance responsibilities include:

- Roofing and gutter issues
- Siding repairs
- Grounds maintenance
- Exterior pest control
- Parking matters

Ashley Kinney of Logiq Ventures, Inc. is the primary contact for these matters. Please refer to the previous page for contact information.

PROPERTY MAINTENANCE THAT IS THE RESPONSIBILITY OF THE UNIT OWNER

Use of professional contractors is encouraged to avoid risk of personal injury or property damage. A list of contractors receiving positive reviews from unit owners and/or our property manager is posted on CharlesgateVillage.org. The list includes contactors offering the following services:

- Electrical
- Plumbing
- HVAC
- Painting and/or Drywall
- Handyman Services
- Garage Door Repair
- Foundations
- Extermination of INTERIOR pests

PLEASE NOTE

Charlesgate Village does not require unit owners to use any specific contractors, nor do we endorse any contactors. Unit owners are encouraged to use good judgement and purchasing practices when selecting contractors to perform repairs or maintenance.

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It is the responsibility of the Board of Directors of Charlesgate Village to manage and enforce rules and procedures to protect the assets of our community. This includes maintaining the property values, ensuring the safety of residents, and protecting the rights of all members of the Charlesgate community.

SECTION 1

RULES PERTAINING TO COMMUNITY GROUNDS

Rule 1. BIRDSEED

No birdseed is allowed on the ground. As per Erie County law: "*No person shall feed in the open any domestic or wild fowl, birds or animals other than in a suitable container and in such a manner so as to prevent scattering of food upon the ground or ground level which can or will provide food for rodents, insects, vermin or other pests*."

Rule 2. CLOTHESLINES

No outdoor hanging of towels, clothing, bedding, etc. shall be permitted whether on fencing or a clothesline.

Rule 3. FIRES - RECREATIONAL

Open flame, wood burning, recreational fires are prohibited on patios or common areas. Propane fire pits are allowed, with supervision. See Amherst Codes on OUTDOOR FIREPITS.

Rule 4. LANDSCAPING & EXTENDED GARDENS

The Association is responsible for the maintenance of landscaping on ***common ground only***.

LANDSCAPING

- Property along garage sides that has been modified by homeowners, i.e. borders added, perennials or ground cover planted, is the responsibility of the homeowner.
- Front beds, back patio beds and side beds of end units are the responsibility of the homeowner.
- Weeding of unit beds is the responsibility of the homeowner.
- Bushes will be trimmed by the Association unless Management is notified in writing.

EXTENDED GARDENS

- Any landscaping that extends beyond the back patio needs approval by the Architectural Committee.
- All extended garden areas are the responsibility of the unit owner and future owners.
- Any damage to extended gardens (gas line repair, water line repair, etc.) is the owners' responsibility to repair.

Rule 5. MOTORIZED VEHICLES ON WALKING PATHS
Motorized scooters, bikes and ATVs are not allowed on the walking paths.

Rule 6. PARKING

- Parking within Charlesgate Village is only permitted for the residents and their invited guests.
- Each unit has 2 officially assigned parking spaces. If a unit has a garage, that garage is considered one of the unit's official parking spaces.
- Guest parking is not to be used by residents.
- Overflow parking is available in the "guest/extra" parking area near the Old Oak Post entrance. This is for residents only. It is not a long-term parking/ storage area for residents or guests. Any vehicle occupying a space for 48 hours without moving will receive a warning. A second offense will result in the vehicle being towed at the owners' expense.
- Parking in a neighbor's assigned space without permission from that neighbor is prohibited.
- Parking in front of units or garages for more than one hour is prohibited.
- The following units are the only exceptions to the above rule:
    - 551, 552, 553, 554
    - 702, 703, 704, 705, 706, 707
    - 752, 753, 802, 803
- Parking on the lawn within Charlesgate is prohibited, as is parking around any cul-de-sac and in front of garages, as this inhibits the access of emergency and snow removal vehicles. In the case of heavy snowfall, move your vehicles to facilitate snow removal or your space cannot be plowed.
- Only private passenger vehicles may be parked in the parking lot by Charlesgate residents. Other types of vehicles such as campers, trailers, boats, snowmobiles, vans and trucks with visible equipment, and commercial vehicles, must be stored in a garage. Emergency vehicles are permitted with consent of the Board.
- Unlicensed, unregistered, and inoperable vehicles must be stored in a garage or removed from the property.

- Vehicles parked within Charlesgate should be maintained so that they do not damage the asphalt.
- Repeated violations of these parking rules will result in fines and/or the vehicle being towed at the owner's expense.

Rule 7. SIGNAGE

- Posting of signs, advertisements, etc. is prohibited with the exception of "open house" signs which shall be removed by end of day. "Celebration" signs (such as graduation, birthday) are permitted but must be removed within a two-week period of time. Signage cannot interfere with lawn care.

Rule 8. TRASH

Trash/recycling is picked up once a week. Please visit our website for the garbage collection schedule.

- Trash is to be placed out for pick-up no earlier than 5 pm on the day before collection and must be removed by the end of the day of collection.
- Trash or recycle containers shall be stored out of view, with the exception of end units where they must be stored in their adjacent trash enclosure.
- All trash must be placed in tightly covered trash containers, with the exception of clear plastic bags or paper bags used specifically for garden trash. Recyclables are to be placed in blue bins.
- All trash containers must indicate the address of the unit on the can and the lid.



SECTION 2

RULES PERTAINING TO UNIT EXTERIORS

Rule 1. ATTACHMENTS TO SIDING
No permanent attachments (such as hose reels, hooks for decorations, nails, etc.) are allowed.

Rule 2. DECORATIONS - HANGING
Hanging decorations may be placed on the exterior of the unit as long as they do not extend on or over common ground, do not interfere with the exterior maintenance of the property and are not found to be of political nature or a nuisance to their neighbors.

Rule 3. DECORATIONS - HOLIDAY
Holiday decorations may be placed 30 days in advance and must be removed no later than 30 days after the holiday. Decorations may not be attached to roofs.

Rule 4. GARAGE DOORS
Garage doors are to be kept closed at night or when not in use by the Unit owner/ tenant.

Rule 5. SECURITY CAMERAS
Security cameras and doorbells are allowed if they do not invade a neighbor's privacy.

Rule 6. STORM DOORS
All units must have a storm door. Specifications are available in the Architectural Guidelines listed on the website.

Rule 7. WINDOW AIR CONDITIONERS
Window air conditioners or fans are prohibited.

Rule 8. WINDOW TREATMENTS
Only appropriate window treatments may be used. Blankets, boards, or other such items, visible from the outside, are prohibited.

Rule 9. PATIO PRIVACY FENCES
Patio privacy fences must not be locked to permit access for maintenance.

SECTION 3

RULES PERTAINING TO NEIGHBORHOOD

Rule 1. COMMERCIAL OR PROFESSIONAL ACTIVITY ON PROPERTY
No wholesale or retail business (including any salon, studio, laboratory, home industry or medical or dental office) shall be conducted within Charlesgate Village. This restriction is not intended to preclude the operation of an in-home office.

Rule 2. LEASING RESTRICTIONS
Leasing of units is prohibited as of September 2020. Units must be owner occupied.

- Units purchased before September 2020 may be leased.
- Sub-leasing any part of the unit is prohibited.
- A lease addendum must be submitted to management for any lease.
- No Airbnb or similar occupancy is allowed.

Rule 3. NOXIOUS ACTIVITIES
No noxious or offensive activity shall be permitted within Charlesgate Village, nor shall any behavior or activity be allowed which becomes a nuisance or annoyance to the residents of our community. Owners and occupants shall exercise reasonable care to avoid making loud, disturbing, or objectionable noises in such a way as to unreasonably disturb others.

Rule 4. PERSONAL PROPERTY ON COMMON GROUND
No lawn furniture, personal items, children's play, or pet equipment is to be left out on common areas. It should be stored out of sight when not in use.



Rule 5. PETS

- Only **one** dog and/or outside cat is allowed on Property except with consent of the Board of Directors of the Association.
- Renters/guests are not allowed to have outside pets.
- Dogs must always be on a leash, as per Amherst Town Code. No pet is allowed to roam freely.
- No lawn stakes/lines are allowed on common property.
- Dogs must be licensed, as per Amherst Town Code.
- Dogs must be registered with the Association utilizing the Pet Registration Form provided on the Website.
- No animals shall be kept or maintained on any lot except for domestic purposes only.
- All dog owners are responsible for immediate cleanup.
- No pet shall be allowed to become a nuisance or create any unreasonable disturbance.
- The Committee may, from time to time, impose reasonable regulations setting forth the type and number of animals that may be kept on any lot and may restrict certain types of animals entirely.
- The Board of Directors of the Association shall have the right to fine offenders.
- The Board shall also have the right to require any Unit Owner to dispose of any animal, if, in the opinion of the Board of Directors, acting in its sole discretion, such animal is creating a nuisance.



SECTION 4

RULES REQUIRING ARCHITECTURAL APPROVAL
A complete list of Architectural Guidelines and Architectural Approval forms is available on CharlesgateVillage.org

Rule 1. EXTERIOR CHANGES
ANY exterior change to a unit including, but not limited to, installation or replacements of windows and doors require prior approval by the Architectural Committee.

Rule 2. AWNINGS
New installations or replacements of awnings require prior approval by the Architectural Committee.

Rule 3. DECKS & PATIOS
The construction of any new deck is prohibited. Repair or replacement of existing decks or patios require prior approval by the Architectural Committee and is based on Amherst Town Fire Code.

Rule 4. FENCES & WALLS
No fence or wall of any kind shall be erected on any portion of the property without prior approval of the Architectural Committee.

Rule 5. SATELLITE DISHES
Both installation and removal require approval of the Architectural Committee prior to installation. Removal must be done by an Association contractor at the Owner's expense.

Rule 6. STORAGE/SHEDS
Sheds require prior approval of the Architectural Committee.

PENALTIES & FINES

The Board of Directors has the right to assess penalties and/or fines for repeated offenses of the Charlesgate Community Rules and Regulations as outlined in this publication, Sections 1-4.

CHARLESGATEVILLAGE.ORG