

Rules and Regulations

Bradford Hills Homeowners Association, INC.

ADOPTED October 22nd, 2024

EFFECTIVE January 1st, 2025

These Rules and Regulations and related Fining Policy have been adopted this 22nd day of October, 2024 in accordance with the meeting requirements contained in Article IX, sec 1 (a) of the By-Laws of Bradford Hills Homeowners Association (“By-Laws”) and pursuant to the Powers and duties granted to the Board of Directors in Article VII, sec 1 (a1), of the said By-Laws, of record in Book 8071, Page 531, et seq, Register’s Office for Davidson County, Tennessee.

The Rules and Regulations have been so adopted by the Board of Directors to ensure compliance with the Declaration of Covenants, Easements and Restrictions for Bradford Hills, (“Declaration”) and the said By-Laws of Bradford Hills Homeowners Association, and all amendments thereto (all collectively referred to as “Governing documents”).

The procedures contained within these Rules and Regulations and the penalties for the infraction thereof, shall not prohibit Bradford Hills Homeowners Association, Inc. (“Bradford Hills”) from exercising any and all remedies available to it contained within the said Declaration and/or By-Laws.

A. ANIMAL AND PETS - In addition to CCR's Article VI section 4.

- No poultry, livestock or animals other than household pets shall be allowed on any lot at any time.
- All local laws, ordinances and/or regulations are to be complied with by the pet owners and owners of the lots.
- Dog houses are allowed provided that both the doghouse and surrounding area is kept in a neat and orderly fashion to the rear of the house.
- Dog runs and kennels are not permitted.
- This provision does prohibit the raising of dogs, cats or other animals for commercial purposes. A dog owner shall clean up and remove any excrement left by their dog(s) on any HOA property or private property not owned or lawfully possessed by the dog owner.

B. SIGNS-

- Unless otherwise specifically allowed in these restrictions, no sign of any kind shall be displayed to the public view on any lot except one (1) sign of not more than five (5) square feet advertising the property for sale or rent.
- All local and state restrictions are to be followed for guidance on campaign signs.
- Temporary one (1) week grace period for yard sales, birthdays, graduations or like events shall be allowed.
Security/alarm/dog warning signs shall be limited to one (1) per visible side.
- The Yard of the Month sign is allowed to stay for the whole month.

C. GRASS CUTTING-

- Grass height shall not exceed eight (8) inches on any lot at any time.

- The HOA reserves the right to enter upon any lot for the purpose of cutting grass and cleaning up such lot as is reasonably required and shall charge the expense thereof to the respective owner, whose expense shall become a lien upon the lot when the work has been completed.
- Flower beds and driveways are to be cleared of weeds and grass.

D. NUISANCE-

- Owners and occupants of lots shall exercise extreme care to avoid making or permitting to be made loud or objectionable noises and using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers or any other instruments or devices in such a manner as may disturb or tend to disturb owners, tenants or other lot owners.
- Please follow local laws for quiet hours.

E. TRASH-

Incinerators for garbage, trash, or other refuse shall not be used or permitted to be erected or placed on any lot.

Compositing structures or piles are to be placed where it does not affect neighbors.

- All garbage cans shall be walled or otherwise suitably screened, to conceal the view from the center point of the street.
- All trash cans must be placed no more than one (1) evening before pickup and is removed the day of pickup.

F. BASKETBALL-SPORTS GOALS -

- There shall be no permanent basketball-sports goals installed in the driveway, on the exterior of the house, or yard of any lot.
- All portable basketball-sports goals shall remain out of sight when not in use.

G. TRAILERS, MOTORCYCLES, BOATS, COMMERCIAL AND INOPERATIVE VEHICLES -

- No Trailer shall be no longer than 8ft parked towards the front of home.
- No enclosed trailers shall be kept on the front side of lots or parked on the street.
- Trailers shall not be used for long term storage “5 days max”.
- No “commercial” vehicles shall be kept in any area of the subdivision.
- HOA defines a commercial motor vehicle (CMV) as any vehicle or combination of vehicles weighing more than 18,000 pounds or larger than a 15ft box truck.
- No automobile which is inoperable shall be habitually parked or kept on any lot (except in the garage) or on any street in the subdivision.

A Recreational vehicle (RV) or boat may be parked on a driveway for no more than one period of five (5) consecutive days twice a year for spring cleaning or winterizing. No automobile shall be continuously or habitually parked on any street or in the common areas in the subdivision.

H. FENCES-

- The only fences which shall be permitted on lots shall be made of wrought iron, or wood painted white, or unpainted treated wood.

- The expressed prior written approval of the Committee, which is charged to ensure that said fences conform to the general character and atmosphere of the neighborhood, must be obtained as to the location of fences.
- All fences must be maintained in good repair, and landowners agree to abide by reasonable requests for repairs and maintenance as may be made by the Architectural Control Committee or Board of Directors.
- All current fences are grandfathered in, until full replacement is needed. Excluding minor repairs of no more than 25% of total fence.

I. COMMON AREAS -

- Due to liability concerns, Bradford Hills Homeowners Association prohibits the use of personal belongings in the common areas.
- This includes, but is not limited to playground equipment, trampolines, ATV's, motorcycles, go-karts, golf carts, and other mechanized conveyances.

J. NO PRIOR ARCHITECTURAL CONTROL COMMITTEE APPROVAL -

- No building shall be erected, placed, or altered on any lot until the construction plans and specifications showing the quality of workmanship, materials and harmony of external design with existing structures have been reviewed and approved.
- Also, a plat showing the location with respect to topography and finish grade elevation must also be submitted.
- This includes approval for sheds, detached garages, swimming pools, fences,
- and any other type of variance.

(a) Criteria for Storage Structure (Shed):

- i. Only one storage structure is permitted on a Lot.
- ii. Storage structure may not exceed a maximum size of 100 square feet.
- iii. Storage structure may not exceed a maximum height of 8 feet at the peak of the roof.
- iv. The exterior of the storage structure must be of a color that is in harmony with the homes in the development.
- v. Metal storage structures are not permitted.
- vi. The storage structure must be in the back yard, defined as the area behind the rear foundation line.
- vii. The storage structure must be placed behind a fence that screens the storage structure from public view.
- viii. The property owner is responsible for maintaining the structure in accordance with existing Covenant requirements that apply to their residency.

Prior to the construction and/or placement of any storage structure, the Developer or

Association (as the case may be) must approve in writing plans submitted by the Owner in

accordance with Article V, Architectural Control of the CCR's.

BRADFORD HILLS

HOMEOWNERS' ASSOCIATION, INC.

____ By:

Its: President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the President of Bradford Hills Homeowners' Association, Inc., and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Association by himself as such President.

Witness my hand and official seal at _____, Davidson County, Tennessee, this ____ day of August, 2022.

Notary

Public My Commission Expires: