

Rules and Regulations

Bradford Hills Homeowners Association, INC.

EFFECTIVE October 24th 2023

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 dog house 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 his or her 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 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 can 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 10ft parked towards the front of home.
- No enclosed trailers shall be kept on lots.
- 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 replacement is needed. “ask about having it changed upon selling”

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 has 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, cutting down of trees, and any other type of variance.