

# Rental, Leasing, Home-Sharing Policy

## Bradford Hills Homeowners Association

Bradford Hills is a planned unit development limited to single family residential occupancy and is subject to Metro zoning, ordinances, and Bradford Hills HOA legal documents and rules.

The homeowner is the responsible party, regardless of the residence being occupied by guests or persons renting, leasing, or other forms of home-sharing, including roommates.

- 1) The homeowner **shall provide current contact information** for each lot to the HOA including the property address, owners name, telephone/voice mail, AND e-mail address. If the owner is either a corporate owner (Trust, LLC, Corp., etc), they shall provide the name of the “trustee”, “partner”, “owner”, “member” who is authorized to represent the owning entity. Any absentee owner shall provide and maintain the owner's current mailing address and contact information. All contact information shall be available to the HOA Board, our Property Manager, and others utilized by the HOA Board in managing the HOA.
- 2) **OCCUPANCY: Single Family:** "Family" means for purposes of this chapter, an individual, **or** two or more persons related by blood, marriage or law, or, unless otherwise required by federal or state law, a group of **not more than three unrelated persons living together** in a dwelling unit. (Metro Code 16.24.030)
- 3) **PARKING: All vehicles are to be parked in driveways areas (or in garage). (CCRs)**
  1. **No parking or storage of** buses, tractor-trailers, recreational vehicles or motor homes, house trailers, trailers, junk or wrecked or non-operational vehicles. (CCRs and rules)
  2. **No parking on lawn areas** (HOA rules and Metro Code 12.40.) **Within 30' of intersection or stop sign**, within 15' of fire hydrant, **in front of a mailbox or private driveway**, while facing the wrong direction, **or obstructing vehicular traffic.** (Metro Code 12.40.)
- 4) **BUSINESS OPERATED FROM RESIDENCE:** No clients or patrons may be served on the property. Business shall not be advertised by signs, exterior displays or interior displays of goods visible from the outside, or any exhibit whatsoever that would indicate that the dwelling unit is being utilized for any purpose other than a residence. Offensive noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, or other objectionable effects shall not be permitted. (Metro Code 17.16.250)

- 5) **NO DISSASSEMBLY OF VEHICLES:** No vehicle shall be disassembled and worked on in any area of the recorded subdivision. (CCRs)
- 6) **MAINTENANCE OF STRUCTURES AND GROUNDS:** Homeowner is responsible for maintaining lawn, landscaping, shrubbery and trees, including mowing, watering, pruning, and otherwise keeping the structure in good order and repair and free of rubbish. This includes painting and other actions of good property management. (CCRs)
  1. Trash (and recycling bins) are to be stored within your garage or otherwise screened from street view and neighbors except when curbside for pick-up from the night before until returned to storage following pick-up that day. (site)
- 7) **ARCHITECTURAL CONTROL:** Plans must be submitted **and approved** by the HOA Architectural Review Committee **in advance** of your project start. This applies to all exterior changes and additions to your residential structure and lot. This includes (but is not limited to) such common actions as installing a swing set or play ground equipment, installing or replacing a fence (limited to back yard areas only), adding expanding, or replacing a deck or deck stairs, adding or replacing a covered, screened-in, or enclosed deck or patio. See our property manager or review our legal documents and rules for more details. (CCRs, Bylaws) *NOTE: It is the responsibility of the homeowner to obtain all necessary permits and variances, and comply with all building codes in addition to completing HOA requirements.*
- 8) **ANIMALS:** Dogs, cats and other household pets may be kept inside. At no time shall pets be allowed to roam freely or allowed to disturb neighbors by barking or other loud noises. (CCRs)
  1. No Permits are issued by Metro for the keeping of chickens (domesticated hens) in any area of the recorded subdivision. (Metro Code 8.12.020)
- 9) **EXCESSIVE NOISE:** Governed by Metro Code which states that noise can not be plainly audible beyond your property line. (Metro Code 11.12.070)
- 10) **COPY OF ALL PERMITS:** A copy of all permits issued for the property must be provided to the HOA Board and Property Manager. This includes Landlord registration, STRP, etc. (HOA rules)
- 11) **COPY OF LEASE:** A copy of all leases issued for the property must be provided to the HOA Board and Property Manager upon request. This will include all tenant names and contact info (phone and email) for all legal tenants. (HOA rules)

Approved by BH Board 10/25/2016