

# Brookhaven West Association

## Rules and Regulations

(Defining the Covenants – January 2000)

(Revised – July 2020)

### Pets

- Pets must be leashed at any time they are outside of any Unit, and must be under direct control of an Owner or Resident
- All pet waste must be disposed of properly. Owners and Residents will be liable for the cost of pet waste clean-up services as contracted by the Association
- Dogs, cat, or other usual household pets may be kept. Owners and Residents shall be fully liable for any injury or damage to person or property caused by their pet
- Any pet causing or creating a nuisance or unreasonable disturbance or noise, shall be permanently removed from the property within ten (10) days after written notice from the Board to do so
- Pet Kennels/Fencing shall not be placed on the property (Article VII, Section C)

### Unsightly Appearances

- Equipment, garbage cans and storage shall be kept inside the garage, unless authorized by the board (Article VII, Section E)
- Only “For Sale” or “For Rent” signs may be allowed in the front yard (Article VII, Section E)
- No vehicle repairs, other than emergency repairs or repairs of a minimal nature should be performed on the property (Article VII, Section D)
- No boats, trailers, campers, canoes, recreational vehicles, vehicles primarily used for commercial purposes, or vehicles with commercial writings on their exterior shall be stored, allowed to remain, or parked in the subdivision for more than 5 **consecutive** days unless authorized by the board (Article VII, Section D)

### Leasing

- The rights of any lessee of a unit shall be subject to and bound by the covenants, conditions, and restrictions set forth in the Declaration, By-Laws and Rules and Regulations
- A unit owner must provide the lessee contact information (names, email and phone number) to the management company for emergency purposes and to keep the lessee informed of all association events and notices
- Unit owners are responsible to notify PJ Morgan Real Estate of any Lessee changes. Also, updating Lessee’s contact information is required.
- Lessees should reach out to PJ Morgan Real Estate with contact information.

### Exterior Improvement and Maintenance

- All driveways and sidewalks must be maintained and kept in good condition. No sidewalk or driveway should be uneven more than 1” and/or be a potential safety risk (Article IV, Section 2)

- One tree in the front and one tree in the back must remain planted at all times (Article IV, Section A). In the event a tree is removed, a homeowner is required to replant a new tree within 3 to 5 years. All replacement trees should be approved by the Board by submitting an ACR before a new one is planted. No evergreens or fruit bearing trees allowed.
- The Association provides the turn on/off of the lawn sprinkler system. Maintenance and replacement of the system and controls is the Owners responsibility.
- Any painting or staining of the decks shall be approved by the Board and Association. Oil based stain is recommended over water based (Article IV, Section 2)
- No fences, except those erected by the Association, enclosures of any type or nature shall be constructed, including dog kennels (Article VII, Section C)
- Owners of properties with the fences erected by the Association are expected to not damage the fence. If damage occurs due to hail or storms, the damage should be reported within 10 days of the occurrence. Homeowners will be billed if the damage is caused by the owner or lessee.