

BROOKSIDE GARDENS HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

August 2021 (supercedes December 2020)

Always consult the covenants for specifics and additional homeowner requirements. These rules replace all earlier rules distributed for Brookside Gardens HOA.

ACC request forms can be found at csshoamgt.com (New Hanover Associations/Brookside Gardens/ Architectural request form).

1. Home Improvements

- a. **Architectural Changes:** All exterior changes, alterations, or additions must be submitted in writing to the Architectural Control Committee (ACC) for approval prior to beginning the requested project. Some examples are solar panels, front doors, screen/storm doors, windows, shingles, gutters, fences, patios, back porch enclosures, hot tubs, handrails, bushes or trees, painting and staining.
- b. **Windstorm Shutters:** Residents may install windstorm shutter panels for temporary, short- term use as protection during severe storms only. All shutter panels must be removable and stored in the house or garage when not in use. The permanent mounting hardware may not alter the outside appearance of the home and should be painted to match the outside trim. All shutter panel installation requires prior written approval by the ACC.

2. Landscaping and Architectural

- a. **Landscaping.** Significant landscaping projects that are clearly visible from the road must be approved by the ACC including removal/addition/replacement of trees and/or shrubs in the front yard.
- b. **Maintenance.** All homes will be maintained in a suitable state of repair.
- c. **Exterior Lighting.** All exterior lights must be clear, white, or non frost.
- d. **Installations.**
 - i. **TV & Satellite Dishes.** All TV satellite dishes need ACC approval. The satellite dish should be placed in the least conspicuous place possible. The ACC has 30 days to respond to all requests.
 - ii. **Athletic Goals:** There is to be no permanent installation of athletic goals.
 - iii. **Skateboard Ramps:** No skateboard ramps are allowed.
 - iv. **Playground Equipment.** Swing sets shall be limited to wooden sets and shall only be allowed inside fenced yards.
 - v. **Outdoor Garden Adornments.** Statuary, metal sculptures, trellises, garden benches, decorative rocks, slate or other garden adornments may be placed in or on flower beds, front porches, decks and patios, provided that they enhance the attractiveness of the property and provided they do not hinder the maintenance of lawns and shrubbery. If a written complaint is received regarding garden adornments, final approval or denial will be made by the Board.
 - vi. **Flags.** Maximum size: Decorative Flags – 2 1/2' x 4'; American Flags – 4' x 6'
 - vii. **Signs.** NO commercial signs shall be permitted on any lot or in the common areas with the exception of "For Sale" and "For Rent" signs which are allowable on residential lots with the written permission of the Board. Political signs are permitted within the confines of the Planned Community Act of NC. All other signs must be no larger than 12 x 12 inches. Residents must obtain written permission of the Board and signs must be placed in landscape beds (so as not to inhibit lawn servicing).

e. Parking of Vehicles / Motor Homes / Pods / Boats / Trucks

- i. No parking on the grass is allowed on any lot or common area.
- ii. No inoperative or unregistered vehicles are allowed on any lot unless stored in enclosed garages.
- iii. No motor homes, pods, boats, or trucks rated over one (1) ton are to be parked on a lot for more than 24 hours without prior written approval from the ACC, and for no more than 72 hours with approval. When parking on the street is necessary, no vehicle is to be placed so as to prohibit the free flow of traffic - especially emergency vehicles.
- f. **Outdoor Fires.** No open fires, burning of leaves or trash is permitted.

3. Noise. There is to be no obnoxious behavior or excessively loud or long lasting noise which may become a nuisance in the community (i.e., barking dogs, loud music, band practice, motorcycle and vehicle noise).

4. Common Property

- a. **Trash.** Trash cans must not be placed at the curb before 4 pm the day before pickup. They must be removed by 12pm the day after pickup. All other times, trash cans must not be visible from the street.
- b. **Dumping.** The wildlife area and lots are not to be used for dumping grounds. The Association will have the ability to remove debris from the lot and the cost will be charged to the homeowner. c.

Swimming Pool. A key fob is required to enter the pool facility. One pool fob per household will be issued. Replacement fobs will be \$25.00 and may be requested from Chris Blake at Community Solutions SE.

5. Animals. No animals other than domesticated dogs, cats, or other household pets are to be kept or housed on any lot. All animals are to be on leashes when leaving the homeowner's private property. No animals may be kept for any commercial purposes in any home or on any lot. When walking animals, the homeowner is responsible for immediately picking up any waste left by the animal. Dog and cat feces must be removed from your outside personal property within 24-48 hours. Landscape contractors will not mow lawns with feces as it is unsanitary for their personnel and their equipment. Please make sure that pet feces are removed before mowing day (Thursdays). It is also a health hazard to the neighbors in our community.

NOTE: It is also mandated by New Hanover County that dog and cat waste in public areas be cleaned up immediately.

When it rains, bacteria and pathogens in pet waste wash directly into the storm drainage system, into your neighbor's property, then into our waterways – untreated! Also dog and cat waste can cause illness and disease in humans and other pets. This law is enforced under the Nuisance Statute by the New Hanover County Sheriff's Department.

NOTE: Be aware that you are required to conform to the New Hanover County laws regarding animals, including but not limited to licensing, adequate shelter, barking and leash laws.

Violation Schedule –The additional steps after the first violation will be taken no sooner than at 15 day intervals. A single type of violation which incurs no action for a period of 12 months will be restored

to a no-violation category.

1st violation written notice

2nd violation written warning

3rd violation \$100 fine payable within 15 days

4th violation \$100 fine also payable within 15 days

5th violation \$100 fine per day and/or other consequences as per covenants can be imposed at the discretion of the Board of Directors