

BRIARCROFT PROPERTY OWNERS ASSOCIATION
RULES AND REGULATIONS

The Board of Directors (the “Board”) of Briarcroft Property Owners Association, Inc. (the “Association”), has determined that the following rules and regulations shall govern the use of the common areas within the development and the appearance of individual units within the development as to matters not otherwise addressed by the architectural guidelines of the development. These rules and regulations shall be applied in conjunction with, but subject to, (i) the Declaration of Covenants, Conditions and Restrictions applicable to the development and (ii) the By Laws of Briarcroft Addition, Lot 2, Block 14, Phase One Homeowners Association, Inc. (together, the “Organizational Documents”).

No owner, tenant, occupant, guest and/or invitee (any such party referred to herein as “Resident”) shall permit:

(a) Odors and Noise. Any activity which emits foul or obnoxious odors outside of the buildings within any of the Properties or that creates an unreasonable level of noise or other conditions which tend, in the application of reasonable judgment of the surrounding neighbors, to unreasonably disturb the peace or threaten the safety of the owners, tenants, occupants, guests and/or invitees of the development.

(b) Noxious and Offensive Activity. Any noxious or offensive activity, which in the application of reasonable judgment of the surrounding neighbors, tends to cause embarrassment, discomfort, annoyance or nuisance to the owners, tenants, occupants, guests and/or invitees of the development.

(c) Accumulation of Trash. Any accumulation of rubbish, trash or garbage except between regular garbage pickups and then only in appropriate containers. Trash shall be placed out no earlier than the evening before pickup and containers shall be moved from the front of the applicable property no later than the evening of pickup.

(d) Burning of Trash and Leaves. Any outside burning of trash, leaves, debris or other materials.

(e) Sound Devices. Any use or discharge of any radio, loudspeaker, horn, whistle, bell or other sound device so as to be an unreasonable source of annoyance to the owners, tenants, occupants, guests and/or invitees of the development, except alarm devices used exclusively for security purposes.

(f) Storage of Fuels. Any on-site storage of gasoline, heating or other fuels, except that a reasonable amount of fuel may be stored within the Properties for emergency purposes and for the operation of heaters, gas grills and similar equipment.

(g) Clotheslines. Any configuration or installation of any clothesline so as to be in any way exposed to public view from any portion of the development.

(h) Pets. Any retention or ownership of pets that roam free or make objectionable noise, endanger the health or safety of, or constitute a nuisance or inconvenience to, the owners, tenants, occupants, guests and/or invitees of the development. Only domestic pets are permitted. Pets must be controlled by leash at all times when in the common area and owners must immediately remove and properly dispose of all solid waste.

(i) Air Conditioning Units. Any window or wall-mounted air conditioning units.

(j) Signs. Any sign, lights, decorations or markings to be displayed or placed on the outside of any Property or in any common area other than a reasonable number of holiday lights and decorations that may be displayed for up to 30 days prior to a publicly observed holiday or religious observance and up to 30 days thereafter.

(k) Garages. Conversion of any garage to finished space for use as an apartment or other integral part of the living area or use of any garage for storage or other purposes that preclude its use for parking of that number of vehicles for which it was originally designed.

(l) Window Treatments. Any window or glass door treatments that are other than white or neutral in color. No sheets or other materials may be hung over windows or glass doors and the view of any permitted window or glass door treatments from outside the home must be white or neutral in color.

(m) Parking. Parking of any vehicles other than in designated areas (garages or private driveways in front of homes). Parking of cars for overnight guests shall be limited to the resident's garage, private driveways in front of the resident's home, if applicable, or available green space. Length of guest parking is controlled by Article II, Section 1 of the Declarations.

(n) Repairs. Each property owner shall be responsible for maintaining such owner's property in good order and repair at all times and, in all events, in accordance with Article IV of the Declarations (Exterior Maintenance).

(o) Information: All Residents shall provide to the Association contact information, including name, telephone number and email address, for each owner, as well as for any tenants leasing a unit from such owner.

The Board shall have the authority to impose fines of up to \$200 per day that any Resident does not comply with these Rules and Regulations. The amount of any such fine shall be determined by the Board in the exercise of its discretion and shall be imposed and be applicable from and after the date that is thirty (30) days after the Board has given notice to the Resident of the violation of these Rules and Regulations. If any such fine is not paid within ten (10) days of the date that such fine is imposed, the Board shall have the right to enforce collection of such fines by any legal means available under law and shall have the right to place a lien on the property of the Resident in the same manner as permitted for non-payment of the monthly assessment under the terms of the Organizational Documents.