

Proposed Rules for Birnam Woods HOA
Effective January 1, 2024

Rental Property

1. No more than 10 homes within the addition may be rental properties.
2. No “short term” rentals such as VRBO or Bed and Breakfasts are permitted.
3. Sub-letting of homes is not permitted.
4. Renters must follow the CCR’s, Restrictions and Rules adopted by the HOA.

Trash Rules

1. Trash cans/recycle bins may be placed at the curb no earlier than 12:00 p.m. noon the day prior to collection.
2. Trash cans/recycle bins must be returned to the side of the home within 24 hours after pickup.
3. Trash cans may not be placed on the driveway or in front of garages. They must be on the side of the house or within the garage.

Parking

1. 1. Parking regulations are listed in Article 9.14 of the CCR's. Parking regulations will be enforced by the HOA.

Landscaping

1. Article 9.06 of the CCR’s covers Landscaping. Each Birnam Woods home had an original landscape plan that was approved by the City of Edmond through the builder at the time of home construction. Owners and occupants (including lessees) of any home have the duty and responsibility to keep the lot in a well-maintained, safe, clean and attractive condition at all times. Required maintenance includes watering of landscaping, removing all litter, trash, dead vegetation, refuse and waste.
2. Article 3.09 All Homeowners Shall keep between roadway and curb free of weeds in front of their property.

Architectural Standards

1. Per the CCR's any additions or changes to the outside of homes must be approved by the Architectural Standards Committee. Application form is available at Birnamwoodsh.com.

Notification to Homeowners & Fines:

Property owners with violations will receive one notification of the need to adhere to the rules with no fine charged. If the violation is not corrected with 30 days, a fine of \$50 per month will be assessed until the issue is resolved.