

The following rules were established by the board as outlined in Sections 10.01 and 10.02 of the CCR's. This list is not meant to be exhaustive. Any other violation of the CCR's or Bylaws of the Association not specifically mentioned within these rules may result in sanctions.

Rental Property

1. Pursuant to Article 9.26 of the CCR's restricting use of lots for business purposes, no "short term" rentals such as VRBO or Bed and Breakfasts are permitted.
2. Sub-letting of homes is not permitted.
3. 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. Parking regulations are listed in Article 9.14 of the CCR's. Automobiles are permitted to be parked in the driveways, but are not permitted to be parked on the streets on a regular basis.

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 and keeping the landscaping free of excessive weeds.
2. Article 3.09 - All Homeowners shall keep between roadway and curb free of weeds in front of their property.

Architectural Standards

1. Per Article 9.06.03 of 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 <https://birnamwoodshoa.com/>

After the initial notice and the failure to abate the same, the Board shall serve notice to the violator that a fine will be assessed in the event the violator does not request a hearing from the board within 10 days. Should the violator request such a hearing in writing, then the board will notify the violator of the date and time of such hearing before the imposition of the fine.

Rules for Birnam Woods HOA
Revised and Approved 11/18/24
Effective 1/1/2025

If a homeowner is found in violation of rules established by the board, the following procedures will be followed in compliance with the CCR's.

10.03.01 Demand. Written demand to cease and desist from an alleged violation shall be served upon the Owner responsible for such violation specifying: (a) The alleged violation; (b) the action required to abate the violation; and (c) A time period of not less than ten (10) days during which the violation may be abated without further sanction, if such violation is a continuing one, or, if the violation is not a continuing one, a statement that any further violation of the same provision of this Declaration, the Bylaws, or of the rules and regulation of the Association may result in the imposition of sanctions after notice and hearing,

10.03.02 Notice of Hearing. Within twelve (12) months of such demand, if the violation continues past the period allowed in the demand for abatement without penalty, or if the same violation subsequently occurs, the Board may serve such Owner with written notice of a hearing to be held by the Board in executive session. The notice shall contain: (a) The nature of the alleged violation; (b) The time and place of the hearing, which time shall be not less than ten (10) days from the giving of the notice; (c) An invitation to attend the hearing and produce any statement, evidence, and witnesses on his behalf, and (d) The proposed sanction to be imposed,

10.03.03 Hearing. The hearing shall be held in executive session of the Board of Directors pursuant to the notice and shall afford the alleged violator a reasonable opportunity to be heard. Any sanctions and Assessments levied by the Board of Directors according to the terms and provisions of this Article 10 shall be established by a majority vote of the Directors present at the above-referenced hearing. No such hearing shall be undertaken with less than a duly constituted quorum of the Board of Directors. Prior to the effectiveness of any sanction hereunder, proof of notice and the invitation to be heard shall be placed in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice together with a statement of the date and manner of delivery is entered by the officer, director, or other individual who delivered such notice. The notice requirement shall be deemed satisfied if an alleged violator appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction imposed, if any.

Birnam Woods HOA Violation Schedule

Effective 1/1/2025

The following fines may be imposed for violations or non-compliance with the Associations governing Documents such as CC&Rs, By Laws, Architectural Standards.

Violation	1st Notice	2nd Notice	3rd Notice
		10 days after 1st notice	10 days after 2nd notice
Trash Rules	Notice	Notice	\$50
Street Parking (On a Regular Basis Excludes short term guest)	Notice	\$50	\$100
Landscape Maintenance	Notice	\$100	\$100
Structure Maintenance	Notice	\$50	\$50
Tree Removal Violation	Notice	\$50	\$50
Motor Vehicle Trailer Boat	Notice	\$50	\$100
Commercial Vehicle	Notice	\$50	\$100
Architectural Standards	Notice	\$50	\$50
Unapproved Paint or Roof Color	Notice	\$50	\$50
CCR's Violations	Notice	\$50	\$50
Non-Compliance with Governing Documents	Notice	\$50	\$50
Violation of Short Term Rental Prohibition	Notice	\$500	\$1,000

Rules and Regulations.

Ongoing and continued violations will result in a \$10 per day fine being assessed from the date of 3rd notice until the violation is cured.

Fines will be assessed to the Property Owner.