

## Spring Brook Summer Brook Rules and Regulations April 2010

In order to maintain a subdivision in harmony with its surroundings and the natural elements of the property, residents are subject to the following rules and regulations:

### Garbage:

1. Garbage should be stored in sanitary containers and sealed with a lid.
2. Trash cans and recycling bins should be brought to the curb no earlier than 5 pm the night before collection day. Empty cans and bins should be brought in as early as possible after collection, but no later than the evening of collection day.
3. Empty cans should not be left on the street or at the garage overnight. Cans should be stored a minimum of 3 feet behind the front portion of the home (on the left or right side) or behind a fence.

### Lawns:

1. A required lawn is as follows: A fully sodded lot exhibiting healthy grass free of weeds, brown spots, insects, and dead patches. Lawns must be mowed and edged on a regular basis. All landscaping including trees, shrubs, and plants must be trimmed and maintained regularly.
2. Yard ornaments should be no more than 10 ornaments visible from the street. Rock and mulch beds should be free of weeds.

### Maintenance:

1. Homes, improvements, and fences should be kept free of stains, mold, and mildew, including sulfur stains, algae, and green and yellow dirt.
2. Driveways should be free of sulfur stains and oil stains.
3. Cinder blocks, pavers, wood, ladders, and other debris should not be stored on the side of the home or within view of the street.

### Parking:

1. All watercraft and trailers must be not be visible from the street and are only allowed if stored behind a fence, in the garage, or offsite.
2. No boats can be stored on any residential lot.
3. No temporary structures are allowed on any residential lot, including temporary storage units such as PODs, SAMs, etc.
4. Parking on the grass is not permitted. Automobiles should be parked on the driveway or in the garage and should not be parked on the street. Do not block a neighbor's driveway. All neighbors should have sufficient space to enter and exit their own driveway without concern for damaging a neighbor's parked automobile.
5. A commercial vehicle is defined as a vehicle that weighs more than 5000 pounds. Commercial vehicles can not be parked within the neighborhood.
6. Vehicles less than 5000 pounds with commercial lettering are allowed to be parked in the driveway of a residence or stored behind a fence.

### Other:

1. Animals must be kept on a leash when taken off of your lot. Pet owners must immediately pick up and dispose of any solid waste deposit by his or her pet.
2. No fences are to be erected, stained, or painted without the prior approval of the ARB.
3. No signs are permitted except "For Sale," "For Rent," or "Garage Sale" signs.
4. Trampolines, swing sets, play equipment and fountains are subject to ARB approval.
5. Any external painting for homes, fences, doors, etc. is subject to ARB approval.
6. Any remodeling or external home improvements are subject to ARB approval.
7. Plastic toys and soccer nets should be stored away from view when not in use. Basketball boards should not be left on the curb or in the street when not in use. Trampolines should not be seen from the street.

Residents who do not comply with covenants, restrictions, rules, and regulations are subject to attorney fees, fines, and withdrawal of pool and amenity center privileges, subject to state law.