

ADDITIONAL NEIGHBORHOOD RULES
(adopted by the Bellafont Gardens POA Board November 14, 2016)

Administrative:

- a. All petitions or requests to the POA Board (except those for maintenance) must be submitted in written form and signed by an owner or owners.
- b. If an owner requests payment of work performed by the owner or her/his employees or contract workers, the POA must be informed before the work begins.
- c. All ordinances of the City of Fayetteville, Arkansas are applicable to Bellafont Gardens subdivision, and must be adhered to by owners and residents.
- d. No changes to the exterior of condos or to common grounds (including fences and trees) can be made without written approval of the POA Board.

Common Property:

- a. All common property is controlled by the POA Board per the master deed, with the only exception in the master deed being that the owner of each condo may build a fence directly behind their condo. Large items such as basketball goals, play houses, swing sets, trampolines, etc., are prohibited from the common grounds unless they are located in the fenced area of the owner's condo. Small items such as kiddie pools, balls and bats, etc., are to be promptly removed from common grounds after use.

Club House:

- a. The owner reserving the club house must be present for the event.
- b. Reserving the club house does not include use of the pool.
- c. A fee of \$25.00 is required to use the club house.
- d. Contact information to reserve the club house is posted on the club house door.

Fences:

- a. (See Administrative Rule (d) above).

Parking:

- a. Parking in the streets is prohibited in Bellafont Gardens subdivision. It is important that emergency vehicles, such as fire trucks, ambulances etc, as well as city trucks and also moving vans have ready access with no obstruction. As you have observed, our streets are much narrower than the standard city streets. These restrictions are posted on the POA website and at both entrances to the complex.
- b. There are designated parking areas throughout the complex. The cul-de-sacs may not be used for parking as these are designated as Fire Zones by the City of Fayetteville.
- c. Vehicles in violation of these rules are subject to towing at the owners expense.

Pool:

- a. Pool hours and pool rules are posted on the gates. Any violations may result in loss of pool privileges.
- b. The pool is for residents and owners only. No more than two guests per household.
- c. All small children not toilet trained must use swim diapers when in the pool. Regular diapers are not permitted.

(over)

Pets:

One pet issue is covered by Ordinance 92.06 (Animal Waste, Offensive Odors Prohibited) of the City of Fayetteville, Arkansas:

a. The owner of an animal shall be responsible for the removal of any excreta deposited by his animal(s) on public walks, recreation areas, public parks, or private property.

b. It shall be unlawful for any person keeping or harboring any animal to fail to keep the premises where such animal is kept free from offensive odors to the extent that such odors are disturbing to any person residing within a reasonable proximity of such premises; and it shall be unlawful to allow the premises where any animal is kept to become unclean and a threat to the public health by failing to diligently and systematically remove all waste material from the premises.

Another pet issue is covered by Ordinance 92.22 (Running At Large Prohibited) of the City of Fayetteville, Arkansas:

c. It shall be unlawful for the owner or person having charge of any dog or cat to permit or allow such dog or cat to run at large within the corporate limits of the city at any time.

d. It shall be unlawful for the owner or person having charge of any dog or cat to permit or allow such dog or cat to be without proper restraint at a public event.

e. The term "permit" shall include the failure of owner or person having charge of said animal to physically restrain the animal. The Animal Control Officer shall be authorized to enter onto private property for the purpose of impounding an animal found running at large.

In addition the Bellafont Gardens master deed requires all pets be on leash.

A third group of pet issues is covered by operating rules of the Animal Control (Animal Services) Officer specifically Animal Nuisance Problem, of the City of Fayetteville, Arkansas:

(1) Continuously barking dogs can be an annoyance for anyone living nearby and are prohibited.

(2) *Encountering a dangerous or vicious animal should be reported to the Animal Services Division immediately.*

Violations of these ordinances or rules should be reported to the Animal Services Division at 479-444-3456 during normal business hours or to City of Fayetteville Police Department at 479-587-3555 after normal hours of operation.

Trash and Recycle Bins:

a. Trash and recycle bins are to be removed from the curb no later than 12 hours after trash is collected (City Ordinance 50.20). All trash and recycle bins are to be stored out of sight.

Trees:

a. See administrative rule (d) above. The POA Board must approve in writing any planting or removal of trees.

Yard Signs:

a. No posting of signs in yards is allowed except for real estate signs (For Sale, For Rent, and For Lease).