

CABIN BRANCH FOREST ASSOCIATION

RULES AND REGULATIONS

This document contains the CBFA Rules & Regulations for the care and use of lots within the community. These Rules & Regulations are put in place to preserve the aesthetic value, protect personal enjoyment and maintain the property values of the homes within the neighborhood. The authority for these Rules & Regulations is provided in CBFA Bylaws Section 9.2.

- 1. Property Maintenance:** Property owners are responsible for the upkeep and appearance of the structure, lot and any improvements so as not to detract from the overall ambiance of the neighborhood. The exterior of the structure shall be maintained free of peeling paint, damaged brick, stone or siding, faded or washed out paint, missing roof shingles, damaged windows, etc. Exterior walls, roofs, and foundations shall be maintained free of algae, mold, and dirt by periodic cleaning. Improvements such as fences, decks, driveways and walkways will all be maintained to the same standards. All repairs must be in compliance with the CBFA Bylaws Section 8 & 9.

- 2. Landscaping:** The owners of each Lot shall, at their sole cost and expense, keep their respective landscapes and lawns in a well maintained, safe, clean, and attractive condition at all times. Such maintenance includes, but is not limited to, the following:
 - a. Prompt removal of litter, trash, debris, refuse and waste
 - b. Lawns should be neatly mowed, trimmed, fertilized, and appropriately watered.
 - c. Edging around fences, curbs, sidewalks and driveways. foundations and borders shall be maintained with a neat appearance.
 - d. Lawns should be green in color, maintained free from debris, with a minimum of bare or dead spots.
 - e. Lots should be weed free, as reasonably possible, including the crack joints in the sidewalks, curbs and driveways
 - f. Flower beds are to be neatly maintained and weed free. Ground cover shall be used in planting beds to minimize bare spots. Shrubs and Plantings will be maintained to cover the foundation wall in the front of the house.
 - g. Bushes shall be pruned and trees trimmed to maintain a natural or ornamental shape. Trees need to be pruned to prevent or limit overhang onto the sidewalks and streets that could cause interference to pedestrians or vehicles.
 - h. Dead plantings and wild growth will be removed promptly.
 - i. Portable Basketball goals must be stored in the driveway, away from the street and sidewalk, when not in use.
 - j. All recreation or play equipment used in the front yard will be stored out of sight when not in use.
 - k. Trash and recycling containers will be stored out of sight, from the street or front of the house, at all times other than on trash collection days.
 - l. It is the homeowner's responsibility to remove accumulated snow from the sidewalks in front of your house. Please clear sidewalks as soon as possible after any snowfall.

- 3. Animals and Pets:** Only generally accepted domestic household pets are allowed to be kept in the community. All pets must be kept under the owner's control at all times. All dogs must be leashed when off the owner's property. Owners are responsible for cleaning up after their pets on private or common property. Owners are responsible for their pet's actions and are liable for

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any provable damages. No pets shall be permitted to become a nuisance or disturb other residents of the community, either through odor, noise, or otherwise. No breeding of livestock or domestic animals is allowed under any circumstances.

4. **Vegetable Gardens:** Vegetable gardens are permitted in the back yard so long as they are not visible from the front of the property. Gardens must be kept to a reasonable size and properly maintained and not allowed to deteriorate. Excessive growth should be properly screened from neighbors.
5. **Vehicles:** Cars and like vehicles shall be parked in the garage or driveway. All vehicles must have current registration and display valid license plates. Open-air maintenance and repair of vehicles is restricted to four days. Repairs requiring additional time to complete shall be accomplished in the garage or off premises. Vehicles of any type may not be parked on grass areas. RVs, trailers and Boats are not allowed to be parked in driveways other than for routine maintenance, cleaning, and/or loading & unloading after use, not to exceed 72 hours. RVs, trailers and boats may be parked in the garage provided that the door closes with the vehicle in it. Small single axle utility trailers, no larger than 4' x 8', may be stored in the back yard provided that they cannot be seen from the front of the house.
6. **Light Pollution:** Neighbors will do their best to minimize disturbances to others as a result of stray light from there property. Adjustable flood lights should be adjusted to direct lighting only onto your lot. Neighbors are encouraged to use "Warm White" colored bulbs when possible.
7. **Nuisances:** No nuisance of any kind shall be allowed or maintained on any lot, nor shall any noxious or offensive activity be carried out upon any lot, that may reasonably endanger or may become an annoyance to any adjoining lot or the community.
8. **Miscellaneous Rules:**
 - a. Commercial, retail or industrial business activity that creates a visual or aural nuisance is prohibited.
 - b. Seasonal Decorations shall not be put in place more than thirty days before a holiday and shall be removed within fourteen days after such holiday.
 - c. The storing of building materials, stock piling of materials or derelict firewood piles may not be maintained anywhere on the lot.
 - d. Outdoor clothes lines or dryers are not permitted