**The Grove at Beekman Place**

**Homeowners Association Rules and Regulations**

**(Updated February, 2025)**

Under the authority of Article XII of the Amended and Restated Articles of Incorporation, Declaration of Restrictions and By-laws of The Grove at Beekman Place Association, the Board of Directors has established the following Rules and Regulations for all homeowners, renters, and their invitees. Also included is a synopsis of the more common Deed Restrictions. Both the rules and regulations, as well as our deed restrictions are also posted on our website at: [www.hamletsgrove.com](http://www.hamletsgrove.com).

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Listed below are the GROVE HOA Rules and regulations. Please pay particular attention to the items listed in bold or underlined, which are commonly violated rules.

1. ARCHITECTURAL REVIEW BOARD – “ARB”: The ARB has responsibility to review all plans for exterior home improvements including roof replacement or repair. No addition or change can be commenced or placed on any lot unless and until a copy of the plans and specifications have been submitted to and approved in writing by the “ARB”. Exterior painting also requires approval. **Owner must submit to the ARB a color plan for the painting showing the color of exterior walls, shutters, trim, etc.**

2. ANTENNA: Commercial broadcast antennae (DirecTV, Dish, HD) are allowed if inconspicuously mounted on the roof. The Board will make reasonable accommodations for an FCC Licensed Amateur Radio operator.

3. PETS: No pets are allowed outside of the owner’s lot unless under leash control. It is the responsibility of the pet’s owner to clean up and dispose of all droppings. Loud barking dogs must be controlled or brought inside the home so as not to create a nuisance to your neighbors.

4. GARAGE/GARAGE DOOR: Garage doors are to remain closed, except when in use. All garages must have doors maintained in useful, working condition.

5. MAINTENANCE: Homes and all other improvements including walls, fences, screen enclosures, driveways, etc., are to be maintained in clean and safe condition. Any damage to the exterior is to be corrected promptly.

6. LOTS AND LANDSCAPING: No weeds, underbrush or unsightly growth is to grow or to remain uncut or un-mowed. Hedges, plants, lawns and shrubs must always be maintained in a neat and trim condition. Vegetation should be cut away from fences.

7. ROOF, HOUSE EXTERIOR, AWNINGS AND DRIVEWAYS: Should be kept clean and free of mildew or other discoloration.

8. SPEEDING: The speed limit in The Grove is 15 mph.

9. PARKING:

a. No car may remain parked on the street overnight when there is space available on the driveway or garage. This excludes tradesman while performing work on the premises. If there is a requirement for overnight street parking, the vehicles on the driveway should be pulled forward as far as possible and the extra vehicle should be at the foot of your driveway.

b. Never park on a “corner” because it obstructs the view of drivers on the circle.

c. No commercial vehicles are allowed except in the garage.

d. No boats, campers, or other recreational vehicles can be stored on any lot except when loading, unloading or cleaning before or after use.

e. No parking on any lawn.

10. SUPPLY/EQUIPMENT CLOSURES: All garbage or trash containers must be placed within a screened or walled in area, so they are not visible from adjoining lots, streets or waterways. Pool equipment, air conditioner compressors, generators, water softeners, etc., must be screened from view and buffered by a wall or shrubbery to limit the noise of operation. No drying or hanging of laundry is allowed, except when adequately screened from public view. Garbage, recyclables and yard waste must be put out for collection either on the morning scheduled for such collection, or after dusk on the night before, in proper containers, which must be removed promptly after being emptied.

11. SIGNS: No sign of any kind can be displayed to the public view on any lot except for the following:

a. Professional sign advertising property for sale.

b. A sign displaying the word “Open” not to exceed two (2) square feet in size may be displayed during the time the home is open for inspection by the public.

c. A sign indicating that the home is protected by a security system may be displayed by the homeowner.

d. Any other sign of any character must receive approval from the ARB in the usual manner before being displayed.

12. TRADES: No manufacturing, trade, business, commerce, industry, profession or other occupation whatsoever can be conducted or carried on upon any lot or in any home in The Grove.

13. NUISANCE: **Nothing shall be done, permitted to be done, failed to be done or maintained on any lot which may or may become an annoyance or nuisance to the neighborhood.** Power machinery will not be operated or permitted to be operated prior to 8:00 am or after 8 pm on any day.

14. GAMES AND PLAY STRUCTURES: All basketball backboards and any other fixed games and play structures must be located at the rear of the dwelling. No platform, doghouse, playhouse or similar structure can be constructed without prior written approval of the ARB.

15. FENCES AND WALLS: The placement of any fence or wall requires prior written approval of the ARB.

16. RENTAL OR LEASING: **All rental or leasing contracts must be in writing and must be submitted to the Board of Directors for approval.** No rental or lease is allowed for a period of six (6) months after purchase of the property. Any rental or lease can only be for the entire home, not by room. The rental or lease period must be for a minimum of twelve (12) months unless otherwise authorized by the Board of Directors. The property owner is responsible for ensuring that the tenants comply with the By-Laws. There is a $150 processing fee with all initial lease applications. **Absolutely no Air B&B type arrangements are allowed.**

17. POST LIGHTS: For security reasons, all post lights in the front of each home must be on at dusk and kept on throughout the night to function as the only streetlights in the Grove.

18. FISHING: Fishing is NOT permitted in the two Grove lake areas. This includes all Grove residents or their guests.

19. TRASH/RECYCLE: Trash and recycle should not be placed outside at the curb until after 6 pm the day before pick-up and your empty trash/recycle containers should be put away by the evening after trash/recycle pick up.

20. CIVILITY: **All homeowners, renters, and their invitees must conduct themselves in a civil manner.** There must be no harassment, provocative or threatening behavior or derogatory language used toward any neighbor. Any physical assault toward any of our neighbors while on Grove property will reported to the police.

Again, please note that these Rules and Regulations include some of the more common deed restrictions, but are not inclusive.

**These rules may be enforced by the levy of assessments against the violating homeowner pursuant to Article VIII K. (h).**