

BRAEDEN NEIGHBORHOOD ASSOCIATION, INC.  
**COMMUNITY-WIDE STANDARDS, ARCHITECTURAL GUIDELINES &  
RULES AND REGULATIONS**  
DETACHED LOTS AND TOWNHOMES

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## **GENERAL INFORMATION**

1. Common Area is defined as any and all real and personal property and easements, leaseholds and other interests therein, together with the facilities and improvements located thereon, now or hereafter owned by the Association for the common use and enjoyment of the Owners. Spaces visible from the Common Area will be considered an area of inspection for Covenant Violations.
2. No exterior building or landscape modifications are allowed. Sales Agents, Pulte Home Company LLC employees, or Association representatives (other than the Board, or the ARC, if established by the Board) may not approve any exterior building modification, addition, or landscaping modification. Requests to the Board for modifications must be made using the Architectural Control Committee (ACC) Application for Modification.
3. Rules and restrictions may, from time to time, be promulgated, modified, or deleted by the Board of directors without the consent of the members of the Association, pursuant to the Declaration; however, the use restrictions contained in the Declaration may only be amended in the manner provided by the Declaration.
4. Pursuant to Section 7.1(c) of the Declaration, the Board may adopt written architectural and landscaping standards and such guidelines may be modified, in whole or in part, repealed, or expanded by the Board at any time.

## **COVENANT ENFORCEMENT PROCEDURES**

1. Apparent Covenant violations – as may be reported by any source – must be submitted in writing (which may include email) to the Board of Directors to be referred for appropriate action.
2. If necessary, follow-up correspondence requesting immediate action will be sent. Possible sanctions include: (A) suspension of the right to vote; (B) suspension of the privilege of using the recreational facilities; (C) recordation of notice of covenant violation with the Superior Court; (D) imposition of a fine on a per violation and/or per day basis; (E) commencement of legal proceedings; (F) correction of the violation by the Association with all costs charged to the violator; and/or (G) filing of a lien for all fines and costs to correct the violation.

## **DELINQUENCY AND COLLECTIONS POLICY**

1. In accordance with Section 4.7 of the CCRs, the Board may set a Delinquency and Collections policy. It is as follows:
2. Late charges will be made in the amount of 18% of the monthly dues.
3. Once an owner's balance owed exceeds \$850, interest will be charged on the principal amount due at a rate of 7%.

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4. When an owner's balance owed exceeds \$850, the Board will declare immediately due all sums and file a lien.
5. If any sum assessed remains unpaid after 60 days from the due date, the Association will suspend the owner's voting rights and amenity access.

**STANDARD NUMBER 1:**

Pets

1. Pets such as dogs, cats, hamsters, birds, fish, etc., are acceptable as long as they do not go against any local or state laws governing domestic pets. Livestock and/or poultry are not allowed. Pets considered dangerous or vicious, in the sole discretion of the Board of Directors will not be allowed.
2. Dogs shall at all times when outside of a dwelling be kept on a leash or otherwise under the physical control of a responsible person. Pets are not permitted to be unattended or tied up in the Common Area at any time.
3. Pet owners must immediately clean up after their pet and dispose of the pet waste in appropriate receptacles.
4. Patios, decks, balconies, and courtyards shall not be used as animal control areas. Any pet that is determined to be, in the sole discretion of the Board of Directors, an unreasonable nuisance to the Community due to excessive noise or odor, shall be subject to removal from the Community. Outdoor pet houses are not allowed.
5. Pet owners are responsible for any damage to Common Area that is caused by their pet(s). Any necessary repairs shall be made by the Association and assessed to the homeowner.

**STANDARD NUMBER 2:**

Patios, Balconies, Decks, Courtyards

1. Patios, balconies, decks, and courtyards may not be used as storage areas nor in any way detract from the appearance of the building. Items include, but not limited to, birdhouses, toys or play equipment, recreational items, may not remain in view when not in use. Portable goals may not be maintained on any Lot, in the street, or at the curb.
2. Residents shall not dry any item on the patio, deck, balcony or courtyard areas, or on lines or poles hung on the exterior of any building.
3. No fixed awnings or other projections shall be attached to the exterior of any building. Retractable awnings must be specifically approved by the Board of Directors or its designee, and must be closed at all times when not in use.
4. All residents and occupants shall use care in securing items or fixtures kept on patio, balcony, courtyard, or deck areas.
5. No patio or porch area shall be enclosed by means of screening or otherwise unless specifically approved by the Board of Directors or its designee. If applicable, courtyards or any enclosed areas attached to a Lot must be maintained by the owner.
6. State or local ordinances may govern the use of, or completely ban the use of gas and/or charcoal grills on patios, balconies, or decks, by residents of multi-family buildings. In locations that allow grills on patios, balconies, or decks, at no time during use may the grill be closer to any structure than six (6) feet. At no time during use may the grill be positioned under another balcony or deck. Grills must be stored in an acceptable manner when not in use.
7. Exterior saunas, spas, and/or hot tubs must be approved in writing by the Board or its' designee. If the structure is visible from another residence, homeowner must obtain written approval from those particular neighbors. Appropriate screening is required. The sauna, spa or hot tub may not drain onto Common Area.

**STANDARD NUMBER 3:**

Exterior Landscape, Decorative Objects, & Maintenance

1. Unless otherwise specified, no exterior decorative objects or landscaping changes are allowed.
2. A maximum of four (4) flowerpots are allowed on the front entry area. Plants and flowers in pots must always be neat and healthy. Planting pots and plantings must be aesthetically acceptable, as determined by the Board of Directors or its designee. Protrusions from pots, such as, but not limited to, a trellis, are not allowed. Flowerpots are not allowed on driveways or in mulched or landscaped areas.
3. Front door wreaths are allowed but should be seasonally appropriate, no larger than eighteen (18) inches in diameter, and aesthetically acceptable at the sole discretion of the Board of Directors or its designee.
4. Storm doors and screen doors are not allowed unless originally installed by Declarant.
5. Exterior entrances and sidewalks may not be obstructed.
6. Vehicular traffic across lawn or landscaped areas is not permitted. The expense to repairs areas due to repeated foot traffic or vehicular access will be assessed to the Owner causing said damage.
7. Homeowners are responsible for conducting basic visual inspections of the exterior condition of their home, including paint, caulk, sealants, gutters, loose concrete, decks, patios, balconies, front entry areas, garage doors, and roofs.

**STANDARD NUMBER 4**

Trash Collection

1. All refuse must be placed in a trash receptacle (such as a trash can) with a lid to keep the garbage contained. Recycling bins are to be guarded with some type of weighted material that will contain the recycled goods until pickup. Trash receptacles and recycle bins shall be stored inside the garage or storage room. Receptacles may be placed by the curb on the opposite side of the driveway from the mailbox after 6:00 PM the night before pickup and must be returned to storage by the end of the day it is picked up.
2. All additional refuse in excess of that which fits within the designated container shall be the sole responsibility of the owner for removal and shall not be charged to the Association (i.e. furniture, appliances, carpet, etc.).

**STANDARD NUMBER 5:**

Signs and Flags

1. Standards for signs are as follows:
  - A. Homeowner may place one sign on the Lot (except in the case of the attached dwelling Lot), such sign may only be displayed from within the dwelling structure), not larger than four (4) square feet and a maximum height of four (4) feet above ground level, offering a Lot for sale. The sign must be professionally lettered, aesthetically pleasing in color and design with appropriate wording. No “For Rent” or other leasing signs may be posted anywhere on a Lot. The content of the sign and anything attached to, associated with, or in the vicinity of the sign states or conveys only that the residence is for sale and the name and telephone number of the person to contact for additional information.
  - B. Homeowner may install one small professional security sign inside a window, not larger than 4” by 4”, indicating that a security system exists on property.
  - C. All other signage requires the prior written consent of the Board; however, the Board will use the guidelines below in determining whether approvals will be granted:
    - i. Garage Sale signage may be allowed. No more than three (3) standardized directional signs will be allowed for any one event but there may only be one Garage Sale sign at any one entrance. There may not be more than one garage sale per quarter per home. Sign(s) should not be set out prior to twenty-four (24) hours before the day of the sale and should be removed by the responsible party not later than 6:00 p.m. the day of the sale. Any one sign may be up to four (4) square feet.
    - ii. Political Signage: Signage representing, advertising, or advocating any political candidate, party or issue may be allowed using the same general guidelines for “For Sale” Signage, allowing one sign only, except for time frame. Signs of a political nature may be displayed no sooner than thirty (30) days prior to an officially recognized election and must be removed within five (5) days after the election.
    - iii. Event or Personal Recognition Signage: Signage, including but not limited to, graduation announcements, sports recognition, birth announcements, scholastic or other personal achievement signs will be governed following the same conditions as Political signage, except for time frame. These signs may only be displayed for a period not to exceed two (2) weeks.
2. A Form is not required to be submitted for a single attached flagpole, not to exceed six (6) feet in length, attached to the front portion of the house or attached to the house in the garage entry area. Seasonal, sports, state or American flags may be displayed so long as the flag is no larger than 3’ by 5’.

**STANDARD NUMBER 6:**

Exterior and Seasonal Lighting, HVAC Units

1. The Association shall be responsible for Common Area lighting. The homeowner shall maintain all lights controlled by an interior switch, including replacing the light bulb for these lights.
2. No additional installation of light poles, security lights, or landscape lighting is allowed.
3. Appropriate holiday lighting, placed inside the Lot but visible from outside the Lot, is allowed.
4. Any requests for additional exterior holiday lighting must be approved by the Board of Directors or its designee, prior to installation.
5. Window air conditioning units or window fans shall not be permitted in any Lot.

**STANDARD NUMBER 7**

Insurance

1. The Association Insurance Policy covers Lot buildings & attachments, and Common Area, but not personal contents inside a Lot. The Association Insurance Policy does not cover any detached Lots.
2. Any and all insurance claims pertaining to the Association's policy are to be filed through the Board of Directors.

**STANDARD NUMBER 8:**

Vehicles and Parking

1. Vehicles shall park in garage spaces first. If more vehicles are owned than garage space is available, vehicles may be parked in the driveway. Garages are not to be used for storage. Homeowners are responsible for the guest's parking and must ensure that guests park in a safe manner and do not impede access to other driveways and/or traffic. Vehicles shall not be parked on any street within the Community, except for in any striped and/or lined parking spaces along the public rights-of-way.
2. All vehicle operators shall observe all local, County, and State traffic regulations at all times while in the Community.
3. All vehicles shall meet local noise ordinance requirements, including motor, muffler, and stereo noise.
4. No disabled vehicles, stored vehicles, boats, trailers, campers, buses, vans (except minivans or utility vehicles used as non-commercial passenger vehicles), trucks (except pick-up trucks and sport utility vehicles), recreational vehicles (for example, without limitation, RV's and motor homes), vehicles used primarily for commercial purposes and vehicles with commercial writing on their exteriors are prohibited from being parked in the Community, except in enclosed garages. Additional provisions related to parking of vehicles and enforcement are set forth in Section 6.4 of the Declaration, and the enforcement rights of the Association include the right to fine and/or tow improperly parked vehicles. Owners are encouraged to review Section 6.4 of the Declaration and be familiar with its terms.
5. No mechanical work may be performed on vehicles in the subdivision except as can be provided within the enclosed garage of the Lot, screening the sight, sounds, and odors of such repairs. Such repair activity shall be limited to the necessary repairs of the resident's vehicles only, and shall not extend to the repairs of vehicles not belonging to residents of the Community.

**STANDARD NUMBER 9**

Home Theaters, Stereo Systems, and Alarms

1. Speakers in common walls or ceilings are not allowed. Volume and bass settings must be maintained at a reasonable level, in the sole discretion of the Board of Directors or its designee at all times.
2. If a security alarm is sounding for an unreasonable amount of time, the Board of Directors has the authority to enter the Lot and disarm the system at no liability to the Association, pursuant to Section 10.6 of the Declaration.

**STANDARD NUMBER 10:**

Satellite Dishes

1. No transmission antennas or satellite dishes of any kind, and no direct broadcast satellite (DBS) antennas or multi-channel, multi-point distribution service (MMDS) antennas larger than one (1) meter in diameter, shall be placed, allowed, or maintained upon any portion of the Community, including any Lot, without the prior written consent of the Board of Directors or its designee. DBS and MMDS antennas and satellite dishes one (1) meter or less in diameter, antennas designed to receive or transmit fixed wireless signals and television broadcast service antennas (each a "Permitted Antenna") may be installed only if reasonably screened and located as approved by the Board of Directors or its designee and installed in accordance with the rules and regulations of the Federal Communications Commission and of the Association, both as may be amended from time to time. However, the Board and Declarant and its affiliates reserve the right to (but shall not be obligated to) erect any type and size of master antenna, satellite dish, or other similar master system for the benefit of the Community. Each Owner and Occupant acknowledges that this provision benefits all Owners and Occupants and each Owner and Occupant agrees to comply with this provision despite the fact that the erection of any individual outdoor antenna or similar device would be the most cost-effective way to receive the signals sought to be received.
2. Homeowners desiring to install a satellite dish must install the dish in a location approved by the Board of Directors or its approved designee. Generally, this location will be in the rear yard of a home, so as to be not visible from the street in front of the building. Any damage to the building caused by the installation of a dish shall be the responsibility of the homeowner to correct.
3. No satellite dish may be installed on the side, front, or rear of the building itself, nor on any balcony or chimney. No satellite dish may be installed on any Common Area or mounted on any pole installed on Common Area.

**STANDARD NUMBER 11**

Fences

1. Fences will not be allowed to be installed on any attached dwelling Townhome Lot. All other Lots, specifically Detached Lots, must submit plans for any proposed fencing for approval, including fence type and location for installation, but only a maximum four (4) foot high fence will be permitted. Approved fence styles are black aluminum, picket painted to match house trim, or a 4-board fence painted bronze or to match house trim. Other styles may be approved by the Board or Architectural Review Committee. Nothing contained herein obligates the approval of fencing within the Community except as provided in the Declaration, fencing installed by the Declarant or the Association.

**STANDARD NUMBER 12:**

Leasing

1. Leasing permits are issued by RMS (Rental Monitoring Solutions). Owners are responsible for paying \$249 per year for the permit.
2. Upon issuance of a Leasing Permit, an owner is allowed to lease his or her Lot provided that such leasing is in strict accordance with the terms of the Leasing Permit and the Declaration. The leasing cap is 13 Lots as provided in the Declaration. The Board of Directors shall have the authority to establish conditions as to the duration and use of such Leasing Permits consistent with the Declaration. All Leasing Permits and Hardship Leasing Permits shall be valid only as to a specific owner and shall not be transferable between either Lots or owners of Lots, except as expressly provided for in the Declaration.
3. In addition, Lots as defined in the Declaration, may be leased only in their entirety; no fraction or portion may be leased. There shall be no subleasing of Lots or assignments of leases without prior written Board approval.
4. All leases must be for a term of not less than one (1) year.
5. Within ten (10) days after executing a lease agreement for the lease of a Lot, the owner shall provide the Board of Directors with a copy of the lease, the name of the lessee and all other people occupying the Lot, and identify the commencement date and the termination date of the lease.
6. The owner must provide the lessee copies of the Declaration, Bylaws, and the rules and regulations and obtain from the lessee a written acknowledgement (in the lease agreement or a separate instrument) an agreement by the lessee (on behalf of lessee and all other occupants of the Lot) to comply therewith and be bound thereby (the "Lessee Acknowledgement"). Nothing herein shall be construed as giving the Association the right to approve or disapprove a proposed lessee.

**STANDARD NUMBER 13**

Pool Rules

1. The Board of Directors shall have the authority to establish rules for use of the Community Pool. These rules are contained in a separate document.

**STANDARD NUMBER 14**

Lanai Reservations

1. The Board of Directors shall have the authority to establish rules for use and reservation of the Community Lanai Room and Area. These rules are contained in a separate document.