

Bent Pine Community Association

Rules & Regulations

When each owner bought a lot or residence in Bent Pine, they received a copy of the Bent Pine documents. These included our By-Laws, Covenants and Restrictions, and the Design Review Board Criteria. Copies of these documents are available on the Elliott Merrill website.

It is the intent of the Board of Directors to reacquaint owners with some of these Rules and Regulations in a more user-friendly form. The following also includes additional regulations that were adopted by Board resolution. Condo owners may have additional Rules and Regulations.

These restrictions ensure enhanced property values and an attractive neighborhood. However, they only work when each of us complies with them. We encourage you to familiarize yourself with the original documents and to use this packet only for quick reference.

- No new construction or improvement, addition, alteration or change of any kind to existing structures (including landscaping and changes to the exterior color or material of the exterior) shall be made until the plans and specification have been submitted to and approved in writing by the DRB. Before making any changes to your property, you are required to submit a written application to the DRB. A copy of this application is attached for your reference. You are also encouraged to review the Covenants and DRB Design Criteria to determine your responsibilities and the required course of action before you proceed. **Article VI, Section 2**
- Entry into Bent Pine for the purposes of construction, exterior maintenance, repairs, deliveries or yard work shall not begin prior to 8:00 a.m. Contractors and other workmen shall end all work and exit Bent Pine no later than 5:30 p.m. on Monday through Friday and at Noon on Saturday. No work is permitted on Sundays or national holidays. Exceptions are permitted for deliveries of perishable foodstuffs, time sensitive materials (UPS, Fed Ex, etc.) or when emergency services or repairs are needed.
- No animals, livestock or poultry of any kind may be raised, bred or kept on any Lot except that a reasonable number of dogs, cats or other household pets may be kept. All pets, must be kept on a leash at all times when outside of the Owner's home, unless within a fenced in or contained area, and no pet shall be allowed to roam unattended. Owners must pick up after their pets. The common areas are for the enjoyment of all residents. These areas cannot be fully enjoyed if animal waste is left on the ground. **Article VII, Section 1 (I)**
- A 50 foot Golf Course Easement exists along each Lot that borders a fairway, tee or green of the Bent Pine Golf Club. Golfers are permitted the recovery of balls only, not play, in this easement area and carts are not permitted. No improvements, clearing of vegetation, or the planting of any shrubbery are permitted within this easement without express written permission from both the DRB and Bent Pine Golf Club. **Article IX, Section 2**

- No automobile, motor home, boat, truck, trailer, camper or other vehicle and no boat of any kind shall be parked, left or stored upon any single family Lot, unless it is parked, left or stored in a garage or other enclosure so that it is not open to view by the public or Owners within the vicinity. No vehicle of any kind shall be parked over-night on any road right-of-way; provided, however, that nothing contained in this paragraph shall preclude service and delivery vehicles from using the streets and servicing the homes, and provided further that motor homes may be parked upon a Lot for a period not exceeding 48-hours while the owner or driver visits the home of a Lot Owner **Article VII, Section 1 (p)**
- Storm shutters may be installed any time after June 1st and must be removed by November 30th in any year. It is recommended that they be clear, white or the color of the house, with any other color to require DRB approval.
- Property Owners and Residents are responsible for the conduct of their visitors, tenants and guests at all times whether in the common area or within the resident's dwelling. Visitors, tenants and guests are bound by all Association Rules & Regulations while within the Bent Pine Community.
- Garage doors shall be kept closed except during entry and egress. Exceptions shall be made while performing work within the garage or yard. Mechanical repair or maintenance of any boat or motor vehicle shall not be performed on any Lot except within an enclosed garage.
- No weeds, underbrush or other unsightly objects shall be permitted to grow or remain on any lot, and no refuse pile or trash shall be allowed to be placed or remain thereon, including vacant lots. Grass, hedges, shrubs, vines and mass plantings of any type shall be mowed, trimmed and cut at regular intervals as to maintain an attractive appearance. No trees with trunks in excess of four (4) inches may be removed without DRB approval. No artificial vegetation is allowed and any exterior sculptures or ornamentation must have DRB approval. **Article VII, Section 1 (ii)**
- No sign of any character shall be displayed on any Lot or Living Unit, except as set forth and approved pursuant to the DRB Criteria. **Article VII, Section 1 (t)**
- Mailboxes shall conform to the design approved by the DRB and shall be properly maintained. **Article VII, Section 3, (n)**
- All exterior lights shall be maintained in good working order and shall be directed in such a way as not to shine on neighboring properties. **Article VII, Section 1 (o)**
- Satellite dishes may be no larger than 39 inches in diameter and shall be attached to the residence so as to not be visible from the street. No radio, television or other aerial or antenna shall protrude above the highest point of the dwelling or extend more than 1 foot from the overhang or wall of the dwelling situated upon such Lot. **Article VII, Section 1 (n)**
- No outdoor clotheslines shall be permitted and no clothes, bedclothes or cloth materials shall be placed outside for drying or airing. **Article VII, Section 1 (m)**
- All dwellings, structures, walls, roofs, driveways and landscaping shall be maintained in good condition and repair and free from mold. In the event an Owner fails to maintain their premises in a manner satisfactory to the Board of Directors, the Association, after approval by 2/3 vote of the Board of Directors, and after fifteen (15) days written notice to the Owner, shall have the right to

enter the property and perform such maintenance necessary to return the property to an acceptable condition. The cost of such exterior maintenance, together with fifteen (15) percent of such cost to cover the administrative expenses, shall be added to the assessment of such Lot or Living Unit. **Article V, Section 3**

- Any violations of these Rules & Regulations shall be communicated to Elliott Merrill Community Management. After a thorough investigation, Elliott Merrill shall notify the resident of the complaint and give them 14 days to rectify the infraction.
- The Association may levy a fine of \$100.00 per violation for failure to comply with the Association's documents, including these Rules and Regulations. Fines may also be imposed for failure to follow the Declaration, and Architectural Design Criteria. A fine may be levied for each day of a continuing violation with a maximum of \$1,000.00. The Association may suspend the rights of an Owner, tenant, guest or invitee to use the common area and facilities for failure to comply with these Rules and Regulations. A fine or suspension will not be imposed without a 14-day notice and the opportunity for a hearing before a select committee appointed by the Board.
Article X, Section 1