

B R O A D L A N D S



BROADLANDS COMMUNITY RULES AND REGULATIONS

In addition to the restrictions contained in the Master Declaration of Covenants, Conditions and Restrictions of the Broadlands Master Homeowners Association, the following rules and regulations have been adopted by the Master Association's Board of Directors to protect the value, desirability and attractiveness of the Broadlands community.

These rules and regulations may be amended from time to time, to add to or modify the rules and regulations contained herein. These rules and regulations will be enforced through those mechanisms provided in the Master Declaration of Covenants, Conditions and Restrictions.

Builders will include these rules and regulations as a part of their Subassociation Declaration of Covenants, Conditions and Restrictions or by other means within the Subassociation. These rules and regulations are not to be considered optional. Any violation of these rules and regulations and/or the Master Association Declaration of Covenants, Conditions and Restrictions shall be submitted to the Master Association in writing, stating the nature of the violation, date, item, location, name(s) of the accused and all pertinent facts needed to support the complaint.

USE OF COMMON AREA

- Private property such as toys, tools, etc. may not be left unattended in the common areas.
- Property left unattended may be removed by agents of the Broadlands Homeowners Association.

DISTURBANCES

Residents shall exercise reasonable care to avoid making or permitting loud, disturbing or objectionable noises to be made. Residents shall also exercise reasonable care to avoid using or playing musical instruments or devices in such a manner as may disturb other residents, nor shall residents allow musical instruments or devices to be used or played in such a manner as may disturb other residents.

PETS

- Pets shall be carried or on a handheld leash.
- Pets shall not be leashed to any object on the common area.

- Pets shall not be permitted to bark, howl or make other loud noises for such a time as to disturb residents.
- Owners are responsible for the removal of wastes of their pets from the common areas and from the premises of other residents.
- Owners are responsible for any property damage, injury or disturbances caused by their pets.

STORAGE AND PARKING OF VEHICLES

No recreation vehicle, camper, campers not on a truck, boat, mobile home, horse trailer or other trailer, tractor, motor home or truck (other than a pickup truck) will be stored or parked anywhere within the Association Area or on any public or private road or street unless such parking or storage is within a garage, except that any such vehicle may be otherwise parked as a temporary expedient for loading, delivery, or emergency. This restriction, however, will not restrict trucks or other commercial vehicles which are necessary for the construction or for the maintenance of the Sites, Common Elements, other property or any improvements. Off-street parking will be limited to the paved areas of the driveway.

VEHICLE REPAIR

No maintenance, servicing, repair, dismantling, or repainting of any type of vehicle, boat, machine, or device may be conducted upon a Site, except within a structure which screens the sight and sound of the activity from the street and from other Sites.

MOTORIZED VEHICLES

Other than golf carts or maintenance equipment, motorized vehicles are not to be driven on greenbelts or common areas. This includes snowmobiles, motorcycles, minibikes, etc. Such vehicles shall not be stored as to be visible from any of the properties.

FIREWOOD

- Firewood may be stacked (neatly) only on the concrete patio slab.
- Any stacked firewood must have a 3-inch airspace between it and the side of any fence or building. Contact with these structures is not allowed.

HOLIDAY DECORATIONS

All seasonal decorations must be removed within thirty (30) of that particular holiday or celebration. Consideration of neighbors should be exercised when decorating for any occasion. Excessive lighting is discouraged. Holiday decorations may not include any audio that can be heard beyond the limits of the lot.

SIGNS

No sign, poster, billboard, advertising device or display of any kind shall be erected or maintained anywhere within the association area so as to be visible to the public, except signs as may be approved in writing by the Master Association.

TRASH

To coordinate consistency within the Broadlands community, each Subassociation will contract for trash pickup of their residents between the hours of 7 a.m. and 5 p.m. on Monday or Tuesday of each week.