

Brentwood Lakes Homeowners Association

RULES AND REGULATIONS

REVISED: July 16, 2024

The definitions contained in the Declaration of Covenants, Restrictions and Easements for Brentwood Lakes ("Declaration") are incorporated herein as part of these Rules and Regulations ("Rules").

- 1) No personal articles shall be allowed to stand overnight on the Association Property.
- 2) No Owner/Tenant shall make or permit any noises that will disturb any other resident between 11:00 P.M. and 7:00 A.M., annoy the occupants of any of the Homes, nor do or permit anything to be done which will interfere with the rights, comfort, or convenience of other Owners/Tenants.
- 3) Each Owner/Tenant shall keep his or her Home and Lot in a good state of preservation and cleanliness.
- 4) Among other acts of God and uncontrollable events, hurricanes have occurred in Florida and therefore the Property is exposed to the potential damages of hurricanes, including but not limited to damages from storm surges and wind-driven rain. Water or other damages from this or other extraordinary causes shall not be the responsibility of the Association. Each Owner who plans to be absent from his or her Home during the hurricane season must prepare his or her Home and Lot prior to his or her departure by:
 - a) Removing all furniture, potted plants and other movable objects from outside his or her Home; and
 - b) Designating a responsible firm or individual satisfactory to the Association to care for the Home should the Home suffer hurricane damage. Such firm or individual shall be responsible to install or remove hurricane shutters in accordance with the Brentwood Lake rules in regard to when they may be installed and to remove them after the storm passes.
- 5) No garbage, trash, recycling, refuse, rubbish, or other waste material shall be kept or permitted on the Lots and/or Association Property, except in waste company-provided containers or other containers designed for this purpose, except as indicated for collection. All such containers are to be stored inside a garage or on either side of the home. All garbage containers positioned on the side of the home shall maintain a setback of at least six (6) feet from either front corner of the home unless the garbage container is not visible from the street. Garbage containers should be kept in a clean and sanitary condition.
- 6) Garbage, trash, recycling, refuse or rubbish being discarded may be placed on the curb no earlier than 24 hours prior to the time of collection. Any trash containers must be properly stored within 24 hours after collection. No garbage shall be left at the curb in plastic bags. No outside burning of trash or garbage is permitted.
- 7) No stripped vehicles, non-functioning vehicles, lumber or other building materials, grass, tree clippings, metals, scrap, automobile pieces or parts, refuse, or trash shall be stored or allowed to

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accumulate on any portion of Brentwood Lakes (except when accumulated during construction approved by the Association or when accumulated by the homeowner or Association for imminent discard and pick-up).

- 8) No garage sales, estate sales, yard sales, moving sales, or any other sales that invite the public, shall be allowed on or about any portion of Brentwood Lakes without the prior written approval of the Association and without obtaining approvals from all applicable governmental authorities (if required).
- 9) All powered vehicles required by state law to be licensed, registered, and insured are prohibited from use on the Association Property unless properly licensed, registered, and insured and may only be driven by a licensed driver while on Association Property. All powered vehicles shall be operated in a manner that does not create a traffic hazard or pose a threat of harm to the user of such equipment or others.
- 10) No Owner/Tenant shall request or cause any employee or agent of the Association to do any private business of the Owner/Tenant except as shall have been approved in writing by the Association.
- 11) An Owner/Tenant shall not cause or permit the blowing of any horn from any vehicle of which he or she, his or her guests or family shall be occupants except in an emergency requiring such horn to be sounded.
- 12) Garage doors shall remain closed at all times, except when vehicle or pedestrian access is required (such as entering and exiting, yard work is being performed, or garage is being cleaned) or when an approved garage screen is in use.
- 13) Homeowners' irrigation hoses must be stored (rolled) on an appropriate hose reel attached to the wall of the home or out of view when not in use. Hoses not behind a privacy fence are to be of a subdued color.
- 14) Approved hurricane shutters shall not be installed or closed (as applicable) before the issuance of a hurricane watch by the National Hurricane Center encompassing the Community. Hurricane shutters shall be removed no later than two (2) weeks after the cessation of a hurricane watch or warning, however, if the hurricane shutters are clear in color they shall be allowed to remain installed or closed, as applicable, if the Owners are absent during hurricane season.
- 15) Driveways and sidewalks shall be maintained and cleaned and remain free of grease, oil or other stains at all times.
- 16) Homes, fences and other visible items must be properly maintained and kept clean at all times.
- 17) No homeowner shall feed wildlife on Association Property.
- 18) Homeowner must maintain any approved awning/sunshade in good repair so as not to detract from the appearance of the home or the Community. Awnings/sunshades must be retracted when not in use.

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19) Window tinting must be removed or replaced once cracking or bubbling is visible in the tint.

20) Holiday Decorations and Decorative Lighting

- a) Holiday lighting and decorations shall be permitted commencing on Thanksgiving and shall be removed by January 15th of the following year.
- b) An owner shall be permitted to place holiday lighting and decorations on the home and within or on the trees and shrubs located on the lot. Lighting shall not create a nuisance to other owners/tenants (e.g., unacceptable spillover to adjacent Home).
- c) Specialty Holidays (ex: Easter, July 4th, Halloween, etc.) Lights and decorations will be allowed for no more than 14 days around the holiday.

21) Parking upon any street right-of-way in the Subdivision is prohibited. Special occasions and temporary parking are acceptable (as specifically noted and defined below), but in no case shall street parking be allowed between the hours of midnight and 6:00 a.m.

- a) Temporary Parking: These provisions shall not be deemed to preclude the temporary parking of vehicles in front of a Lot for the purpose of performing temporary lawful and authorized work upon the Lot, including immediate pickup or delivery. Temporary parking shall not exceed three hours. Vehicles should only be parked in the street when the work is not able to be conducted while the vehicle is parked in the driveway. RV/Trailers/Boats may be parked in the driveway up for to 24 hours to load/unload/clean with HOA approval.

Note: If a homeowner has a need for longer temporary parking for a valid reason such as a driveway replacement, etc., the HOA should be contacted in advance for approval or guidance.

- b) Special Occasions: Special Occasions are holiday gatherings, birthday parties, other parties or events. The first special occasion parking event per month is allowed with notification to the HOA 48 hours in advance. Subsequent requests within the same month must also be submitted 48 hours in advance, and are subject to board approval. Any sitting board member may approve a request, and two sitting board members are required to deny a request. There is a maximum of 72 hours for parking for special occasions except that all cars must be removed from the street between the hours of midnight and 6:00 A.M. If longer time is required beyond 72 hours, please notify the HOA upon initial request. Owner who requested the Special Occasional parking pass needs to keep this in their possession. Street parking for special occasions may only be used if the driveway is full with properly parked vehicles. When a vehicle leaves the driveway, it shall be the owners responsibility to move a vehicle from the street to the driveway. A special occasion parking pass will be issued from a Board Member indicating the dates on which it is valid. The Board shall retain a list of issued special occasion parking passes with information that identifies the property address and date the passes are valid. Board members have to obtain a Special Occasion pass from another Board member when a pass is needed.

- c) Compliance Summary:

There is no street parking allowed unless there are temporary needs to do so, or unless there is a special occasion. When parked in the street the following must be followed:

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- When the temporary need or special occasion ceases, the vehicle(s) need to be moved from the street immediately.
 - Vehicles parked on opposite sides of street shall be parked a minimum of 50 feet apart to avoid blocking access down right-of-way.
 - Vehicles shall not be parked on grass and must be within 6" of the curb.
 - Parking on any turn/corner (or within 50') on Guinevere, Moray, Wading Bird, or Wishing Well is not allowed under any circumstance.
 - Parking on the streets at the entrance (Bending Branch) is not allowed.
 - Vehicles should not block mailboxes.
 - Do not block other homeowners' driveways or access.
 - Do not park across from a neighbor's driveway preventing safe exit.
 - Every home in Brentwood Lakes has at least a two-car garage and can fit at least two cars on the driveway. Having a cluttered garage does not grant authorization to use the street for parking.
- 22) Parking at the pool(s) is only permitted when utilizing the pool or playground or when prior approval has been obtained to park at the pool(s) as per the Special Occasion parking rules above. If prior approval for Special Parking is obtained, the approved vehicles will not be subject to requirement to move the vehicle between the hours of midnight and 6:00 a.m. Parking passes obtained for Special Occasion Parking will be required to be placed in the windshield in a manner that is visible and legible from the outside of the vehicle while parked at the pool. Violators will be subject to the Parking and Towing Policy adopted by the Board of Directors and as may be amended from time to time.
- 23) An Owner shall be held responsible for the actions of his or her lessee or family members, guests, employees and invitees.
- 24) Complaints regarding the management of the Association Property or regarding actions of other Owners shall be made in writing to the Association.
- 25) Any consent or approval given under these Rules by the Association shall be revocable at any time by the Board.
- 26) Owners should further refer to the restrictions contained in Brentwood Lakes Documents, which are binding upon all Owners and tenants.
- 27) These Rules may be modified, added to, or repealed at any time by the Association.