

# Brownstone Farms

**Rules  
&  
Regulations**  
(Established 11/2016)

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# HANDBOOK FOR BROWNSTONE FARMS HOMEOWNERS ASSOCIATION

**Introduction:** This handbook is provided for the use of the homeowners and tenants at Brownstone Farms. It contains many of the policies, rules, and regulations, as well as general information of value to all residents. The recorded documents prevail if they are in conflict with any information contained herein. We hope you do not find any errors, but if you do, please communicate with your Association Management Company.

In accordance with the Covenants, the Board of Directors of the Brown Farms Homeowners Association, Inc. is empowered to establish additional rules and regulations as well as guidelines to fulfill the obligations of the Association. These rules, regulations, and guidelines have the same effect as the Covenants when officially adopted by the Board and may be enforced as provided by the law.

Therefore, the following Rules, Regulations, and Guidelines have been officially adopted to cover the entire regime known as Brownstone Farms. They are subject to review and change by the Board at any time. You will be notified of any changes. Your cooperation in adhering to these rules is appreciated.

# **RULES & REGULATIONS**

## **BROWNSTONE FARMS**

1. A 25 MPH Speed Limit within Brownstone Farms shall be adhered to by residents and guests.
2. Homeowners shall be responsible for the actions of any guests or tenants residing on their property. Homeowners shall inform tenants of the rules, regulations, and changes made by letter from time to time.
3. No trailers, tent, shack, garage, barn, outbuilding or similar type outbuilding shall be placed, erected, or allowed to remain on any lot without approval from the Board of Directors. No structure of a temporary nature shall be used a residence temporarily, permanently, or otherwise.
4. No commercial, noxious, or offensive trade or activity shall be carried on or upon any lot, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood.
5. No animals or poultry of any kind, except common pets, shall be placed, bred, or kept on any part of the premises. No breed of dogs that may be perceived by members of the general public as being dangerous or having a propensity for being dangerous, including, but not limited to, pitbulls, rottweilers, Dobermans, chows and German shepherds, nor any dog whose lineage includes any part of said breeds, nor any dog that has at any time bitten a person, nor any dog that has been trained as an attack dog, shall be permitted on the Property. There shall be a maximum of two (2) dogs and two (2) cats allowed per lot.
6. No automobile and motor vehicle may be dismantled, repaired or stored on said property. No mechanically defective automobile, motor vehicle, mechanical device, machine, machinery, or junk car shall be placed or allowed to remain on said property for over thirty-five (35) days. Notwithstanding the above, these restrictions shall not apply if such vehicles are kept in an enclosed garage and out of sight from the street. Commercial vehicles, camper trailers, and/or boats shall be stored at the rear of the residence and shall be within the yard setbacks such that they are not visible from the street, including South Parker Road and Johnson Mill Road.
7. Residence parking on the streets is prohibited unless entertaining.
8. Any modification, building, fence, wall, in-ground pool or other structure shall not be commenced, erected, replaced or maintained upon the properties, nor shall any exterior color, exterior addition to or change or alteration therein be made until the plans and specifications showing the color, nature, kind, shape, height, materials, and location of

the same shall have been submitted to the association management company and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors. In the event that the Board, or its designated committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and will be deemed in full compliance with this regulation.

9. No chain link fences shall be permitted on any lot. All fence installations or alterations must be approved by the Board of Directors prior to the commencement of construction. No fence shall be erected closer to any street line than the rear corner, closet to the street, of the single family residential dwelling located on the Lot. No fence shall exceed six feet (6') in height. Only ornamental fences (e.g., split rail fences, or fences through which there is at least 75% visibility) not to exceed three (3) feet in height may be erected between the house and the street lines. For those lots which are corner lots, no such fencing may be placed or erected on an improved corner lot any closer to the street and, on vacant lots, closer to any street than the setback line, and in no event closer than thirty (30) feet to any street.
10. Satellite or dish antenna larger than twenty-two inches (22") are prohibited. All allowable satellite dishes or antennas are to be placed or installed on the rear of the house or the rear corner of the lot.
11. No signs other than a "For Sale" or "For Rent" sign shall be displayed on any lot. This includes campaign and political signs.
12. Signs, of any kind, cannot be taped to any painted pole or street light.
13. Only break-away mailboxes are permitted.
14. No furniture generally manufactured as interior furniture or for interior use shall be placed or allowed to remain outside as lawn furniture, nor shall such furniture be placed or allowed to remain outside of any heated space. Such furniture includes, but not limited to, upholstered furniture or bedding.
15. No basketball goal of any nature, whether stationary or portable, or regulation size or otherwise, shall be allowed in the street or public right-of-way. Basketball goals shall be allowed in owners' yards or driveway provided they are properly maintained in good repair or condition, both aesthetically and structurally, and they must have nets which look new or nearly new.
16. Each lot and any structures on the lot shall be kept in good order and repair and free of debris. Lawns shall be mowed, edged, free of weeds, and shrubbery trimmed. Exterior should be free of mold and mildew and pressure washed as needed and painted exterior surfaces painted, all in a manner and with such frequency as is consistent with good

property management. Each lot owner shall keep their lot free of tall grass, undergrowth, dead trees, trash, and rubbish.

17. Parents are responsible for their children and their actions at the bus stops. It is prohibited to block driveways and road ways and turning around in driveways that do not belong to you. When waiting at the bus stop in personal vehicles all parts of the vehicle must be off the grass.
18. All garbage must be stored in proper receptacles and placed out of sight of the subdivision and be screened.
19. All of these rules and regulations shall apply to all residents even if not specifically so stated in this handbook. The Board of Directors shall be permitted (but not required) to grant relief to one or more residents from specific rules and regulations upon written request and good cause shown, at the discretion of the Board.
20. Every resident shall comply with the rules and regulations as set forth in this handbook, and any rules and regulations that may be adopted or amended from time to time. Failure of a resident to comply shall be grounds for action that may include, without limitation, an action to recover sums due for maintenance, repair or replacement, fines imposed for infractions or both. The Board of Directors of the Association reserves the right to make additional rules and regulations as may be required. These additional rules and regulations shall be binding as all other rules and regulations previously adopted. For details of the Restrictive Covenants, please refer to the Association documents.

Brownstone Farms Association Rules  
Reporting Violations and Addressing the Board

1. To report an emergency call 911.
2. To report a malfunction or request a high priority repair call Little and Young at 910-484-5400.
3. To report a violation of Rules or Covenants call Little and Young at 910-484-5400, option 4.
4. To request to add an item to the agenda of the next board meeting call Little and Young at 910-484-5400.
5. The board will allot five minutes to each resident who requests such time to address an agenda item to the board at the HOA meetings.
6. Notices of board meetings will occur in accordance with the By-laws of the Brownstone Farms.
7. Owners and Residents should maintain even temperament and decorum during board meetings and the board may stop the meeting and /or move into a closed session if it is not maintained.
8. Individual property owners and residents have a right to privacy, and the status of violations, fines, liens and other business will not be shared outside the board members.

