

A decorative border with ornate floral and scrollwork designs in each corner, framing the text.

Rules  
&  
Regulations

Briarwood Manor  
Homeowner  
Association, Inc.

## GENERAL RULES AND REGULATIONS

1. The driveways, sidewalks, entrances, passages, and all of the common elements must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises; nor shall any carriages, velocipedes, bicycles, wagons, shopping carts, chairs, benches, tables or any other object of a similar type and nature be stored therein.
2. The personal property of all unit owners shall be stored within their individual units or in assigned storage space. This includes yard ornaments such as wagon wheels, plastic, concrete or ceramic figurines which must be located inside the fenced area. If wood stacks are located outside the fenced area, residents must maintain the wood in a neatly stacked order.
3. No garbage cans will be allowed in any place except that provided by the Association. No clotheslines, curtains, rugs, mops or laundry of any kind may be left hung or left exposed outside the living units.
4. No unit owner shall allow anything whatsoever to fall from the window, or doors of the premises, nor shall sweep or throw from the premises any dirt or other substances onto any of the common area.
5. Refuse and bagged garbage shall be deposited only in designated areas.
6. No unit owner shall allow a boat, trailer, camper, motor home, on any part of the common area. Only such vehicles as those used on a regular basis shall be parked in front of the individual units.
7. No unit owner or resident shall direct, supervise, or in any manner attempt to assert any control over the employees of the Association.
8. The parking facilities shall be used in accordance with the regulations adopted by the Board of Directors. No vehicle which cannot operate under its own power shall remain on the common area for more than 24 hours, and no repair of vehicles shall be made on the common area. Vehicles shall not be allowed on unpaved areas in any part of Briarwood Manor. Parked vehicles will not block ingress or egress of other vehicles.
9. No unit owner shall make or permit any disturbing noises in the building by himself, his family, servants, employees, agents, visitors, and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts, or convenience of other unit owners.

10. No unit owner shall play upon or suffer to be played upon any musical instrument or operate or suffer to be operated a phonograph, television, radio or sound amplifier in his unit in such a manner as to disturb or annoy other occupants of Briarwood Manor. No unit owner shall conduct or permit to be conducted vocal or instrumental instruction at any time.
11. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted, or affixed in, on, or upon any part of the townhouse unit or Association property by any unit owner or occupant without written permission of the Association. No door to door solicitation will be permitted.
12. No awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof the building without the written consent of the Board of Directors of the Assoc.
13. Outdoor cooking shall not be done except in the patio area.
14. Complaints regarding the service of the Association shall be made in writing or presented at any regular meeting of the Board of Directors or such other designated place.
15. No inflammable, combustible or explosive fluid, chemical, or substance shall be kept in any unit or limited common element assigned thereto or storage areas, except such as are required for normal household use.
16. Payments of monthly assessment shall be made at a place designated by the Board of Directors. Payments made in the form of checks shall be made to the order of such party as the Treasurer shall designate. Payments of regular assessments are due on the first day of each month and if payments are 10 or more days late, they are subject to charges as provided.
17. No member of any family or his guests may go on or in any other housing unit without the specific invitation of the owner or occupant. This includes the patio area in the rear of the home.
18. Motorcycles and motor bikes may be used for ingress and egress only. No automobiles, motorcycles, or motorbikes without fully operational mufflers will be operated on premises at anytime.
19. Storm doors may be placed on exterior doors but they must be "1 light type". If there are questions as to approved type the Board will be happy to show type required.
20. Only dogs, cats, or other household pets of a non-commercial nature will be allowed. In no event, will pets be allowed that exceed 25 lbs. When outside the owners property, these pets must be kept on a leash.
21. Briarwood Manor homeowners will be held responsible for the actions of any tenants residing on their property.

22. The Board of Directors of the Association reserves the right to make additional rules and regulations as may be required from time to time. 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 Association documents.
23. No tent or other temporary structure will be erected on common ground.
24. Clear or white operational lights must be kept in breezeway fixtures at all times for security of all residents.

*Betty S. Wilson*

Betty S. Wilson, Pres./Vice Pres.  
Briarwood Manor Association

*Gene Smith*

Gene Smith, Director of the Board

*Jean Autry*

Jean Autry, Director of the Board

# Briarwood Manor Homeowner Association, Inc.

## QUICK REFERENCE SUMMARY OF DO'S AND DON'TS

### DO'S:

1. Keep your pets confined.
2. Use clear or white bulbs in outside lights. Clear or white operational bulbs MUST be kept in breezeway fixtures. This is for security protection of all residents.
3. Respect your neighbor's right to peace and quiet.
4. Obey the 15 mile-an-hour speed limit within Briarwood Manor.
5. Protect the landscaping through-out Briarwood Manor.
6. Take full responsibility for the actions of your children and guests.
7. Attend the board meetings. This invitation is to anyone who OWNS in Briarwood Manor.

### DON'TS:

1. Park boats, trailers, campers, and cars which are not used on a regular basis in the parking lot.
2. Work on your car in common area. Only minor repairs taking a few minutes are allowed in Briarwood Manor.
3. Make any changes to the exterior of your home without prior approval.
4. Solicit door to door or allow your children to do so.
5. Place signs OF ANY NATURE in or on units in Briarwood Manor or on the common area without board approval.
6. Park or allow your guests to park on unpaved areas or block driveways.
7. Ride motorcycles or motorbikes in Briarwood Manor except to ingress and egress.