

**RULES AND REGULATIONS
OF
THE BROOKVIEW FARMS COMMUNITY**

Change Log

Version	Date	Change
		Original scanned and converted using OCR
1	02/28/2024	Converted to editable format. Added Change Log.
2	09/10/2024	Board approved changes

Specifically defined herein, the terms used in these Rules and Regulations shall have the same meanings as defined in the Declaration of Planned Community of the property known as BROOKVIEW FARMS, a planned residential development. All present and future owners, mortgagees, lessees, and occupants of the Lots or of the Common Elements and their agents, employees, guests, and any other person or entity who or which may use the facilities of the Property are subject to and bound by these rules and all amendments thereof.

A. DEFINITIONS

1. "Association" shall mean the planned residential development which shall be known as BROOKVIEW FARMS HOMEOWNERS ASSOCIATION.
2. "By-Laws" shall mean the By-Laws of the Association.
3. "Common Elements" shall mean all portions of the Property as defined in the Declaration, but shall exclude Lots.
4. "Declaration" shall mean the DECLARATION OF COVENANTS FOR BROOKVIEW FARMS, as the same may be amended from time to time.
5. "Executive Board" or "Board" shall mean the Board of Directors of the Association.

B. GENERAL

1. These Rules and Regulations are adopted pursuant to the Declaration and the By-Laws and may be enforced in accordance with those documents.
 - i. The Rules & Regulations include clarifications to some items stated in the CCR document. Residents and the HOA Board should use these Rules & Regulations to clarify what is written in the CCR document, where applicable.

- ii. The R&R document is not intended to override the CCR document, or any other laws or ordinances, including Jackson Township, Butler County, and other legal entities.
 - iii. These Rules and Regulations do not supersede any legal authority which has jurisdiction over the Brookview Farms Community
 - iv. The Association may require pre-approval of improvements or changes to any lots. Permits may still be required from other legal authorities. It is the responsibility of the homeowner to determine what permits are required and to obtain any required permits.
2. The Executive Board reserves the right to amend these Rules and Regulations at any time from time to time.
3. The Common Elements shall be used only for the purposes set forth in the Declaration and By-Laws.
4. No Lot shall be used for any purpose other than for single family residential use.
5. Lots shall be maintained in a reasonable manner in accordance with the standard generally prevailing throughout the Planned Community.
6. No noxious or offensive activity shall be conducted upon any Lot, nor shall anything be done which may become an annoyance or nuisance to the Planned Community.
7. No garage or other structure other than the dwelling house for which the plans have been approved shall be used as a residence, temporarily or permanently.
8. Mailboxes shall be in a location approved by the Declarant or the Executive Board and shall be of a design as approved by the U.S. Postal Service.
9. No fence shall be permitted on any Lot unless approved as to height, location, material, and design by the Declarant or Executive Board. All fences must comply with applicable Jackson Township ordinances.
10. Lot Owners are responsible for any property damage caused by their families, pets, guests, or decorative items including wreaths or other door decorations.
11. Maintenance of the Common Element is the responsibility of the Association.
12. The Association shall in no event be liable for the loss, destruction, theft, or damage of personal property placed on the Common Element.
13. Bicycle riding is permitted only upon paved areas.
14. No clotheslines or drying yards shall be permitted unless concealed by hedges, lattice work, or screening acceptable to the Executive Board.
15. No weeds, underbrush, or other unsightly growths shall be permitted to grow or remain upon any Lot in the area of the property line abutting any street and

extending from said property line a distance of 50 feet, less if excessive ground slope, from the rear of any structure constructed on the property. The Board will determine if excessive ground slope is present.

16. No refuse pile or unsightly objects shall be allowed to be placed or suffered to remain on any Lots. No Lot shall be used in whole or in part for the storage of rubbish of any character whatsoever, nor for the storage of any property or thing that will cause such lot to appear in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept upon any lot that will emit foul or obnoxious odors or that will cause any noise that will or might disturb the peace, quiet, comfort, or serenity of the occupants of surrounding Lots.
17. In the event that any Lot Owner shall refuse to keep his Lot free from weeds, underbrush, or refuse piles, or other unsightly growths or objects, the Executive Board, or its designee, may enter upon such Lot and remove the same at the expense of the Lot Owner, and such entry shall not be deemed a trespass. In the event of such a removal, a lien shall arise and be created in favor of the Association and against such Lot for the full amount chargeable to such Lot, and such amount shall be due and payable within thirty (30) days after demand is made therefore.
18. Referring to Retaining Walls in the CCRs, this applies to retaining walls as defined by Jackson Township or other authorities. This is not applicable to landscaping.
19. Referring to Attachments to House in the CCRs, the following non-inclusive list is permitted: flags, plants, decorative signs less than 6 square feet, shades. When unclear as to what is permissible, the Board or its management company should be consulted.
20. No signs shall be placed on Common Elements, including, but not limited to, the entrance area on both sides of Burnside Drive and the area between sidewalks and roads, without approval of the Board. The Board has the right to remove any signs on Common Elements without notification.
21. Garbage and Recycling Containers, if located outside, must be behind the front line of the garage/house except on the day of collection and the day before scheduled collection, and must be obstructed from street view.
22. Sheds are permitted. Exterior building material for sheds must be approved by the Board, and may not be metal. Molded structures are permitted, such as to house Garbage and Recycling Containers or gardening supplies.
23. Drones or Remote Control Vehicles may not be used within the boundaries of a lot without permission of the owner of the lot. Drones and/or Remote Control Vehicles are not permitted over Common Elements without permission of the Board. No photography or video of any kind may be taken of any lot or home without permission from the homeowner.

24. Solar panels require pre-approval of the Board.
25. Rentals are not permitted, whether short-term or long-term.
26. Outdoor post lights are required and must be operative (light on) from dusk till dawn. Holiday adjustments may be made within reason, at the discretion of the Board. Note that these Outdoor post lights are of the type and location originally installed by the builder of the home.

C. SAFETY

1. Sidewalks shall not be obstructed.
2. No Lot Owner, guest, licensee, invitee, or others shall discharge any toxic non-biodegradable substance into any storm water sewer(s) or open drainways. Such substances shall include, but not be limited to: paint, oil, gasoline, any and all petroleum products, kerosene, paint thinner, antifreeze and the like, and any and all substances as defined by and as the same as is commonly understood by the Environmental Protection Agency or any other agency or organization having jurisdiction over same.
3. Open burning is not permitted on any Lot, except that outdoor fireplaces, grills, fire pits, and chimneys may be used. Open burning of trash or yard waste is not permitted on any lot or Common Element.

D. STRUCTURAL

1. No Common Elements shall be altered without the prior written consent of the Executive Board.

E. REGULATION OF TRAFFIC AND PARKING

1. No overnight parking on Brookview Farms streets from 1AM to 6AM.
2. Campers, recreational vehicles and boats may be parked in a driveway for a period not exceeding forty-eight (48) hours in any one (1) calendar month period, for the purposes of cleaning, loading, or unloading.
3. No vehicles of any kind not utilized on a daily basis shall be "stored" in the driveways or streets. No autos shall be stored under protective coverings during the winter months in the driveways or streets.
4. No vehicle which is undrivable, due to damage or mechanical failure, or which is not bearing a valid registration plate or current inspection sticker, shall be kept upon any portion of a Lot unless in a garage. Extended vehicle repairs and storage of vehicles are permitted on a Lot only if in garages.

F. PETS

1. All pets must be registered and inoculated as required by law.

2. Each Lot Owner shall indemnify and hold harmless the Association from any claims of property damage and/or personal injury made as a result of the action of their or their guest's pets.
3. Pets on Common Elements or property not owned by the pet owner must be leashed and accompanied by a responsible adult at all times. When on the owner's property, pets must be tied, staked, attached to run, or fenced at all times. Invisible (buried) fences are permissible if the pet is properly trained.
4. Lot Owners must comply with all ordinances of Jackson Township governing pets.
5. Lot Owners must protect the property of others from damage by their pets and will be liable for any damages caused by their pets.
6. Lot Owners must promptly remove and properly dispose of their pet's droppings.
7. The Association may require the permanent removal of any pet violating these rules upon written notice to the Lot Owner.
8. No farm animals and no animals of any type except for household pets such as dogs and cats shall be kept on the Lots. No external compound cages, kennels or hutches shall be permitted. Household pets shall be limited in number as to not cause a nuisance to the residents and guests and may not be located on Lots for commercial purposes.
9. Pets may not cause excessive noise, odor, or danger that will or might disturb the peace, quiet, comfort, safety, or serenity of the occupants of surrounding Lots or pedestrians.