

**RULES  
and  
REGULATIONS  
for the**



**Homeowners of  
Bridgewood Estates  
Divisions I, II and III**

**Bridgewood Estates, Divisions I, II and III**  
**Homeowner Rules and Regulations**  
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# **Bridgewood Estates, Divisions I, II and III Homeowner Rules and Regulations**

## **1. APPLICATION AND AUTHORITY**

### **1.1. Rules and Regulations Establishment**

These Rules and Regulations are established to protect the rights of all residents and to preserve the attractive, quality appearance of the homes in BRIDGEWOOD ESTATES, DIVISIONS I, II and III (“the property”). They apply EQUALLY to all RESIDENTS, OWNERS, and RENTERS.

### **1.2. Rules and Regulations Approval**

These Rules and Regulations have been approved by the Board of Directors in accordance with the DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PLAT OF BRIDGEWOOD ESTATES.

### **1.3. Rules and Regulations Effective Date**

Owners shall be provided with a current copy prior to the effective date of the Rules and Regulations.

### **1.4. Severability**

If any provision is ruled invalid, the remainder of these rules shall remain in full force and effect.

## **2. ARCHITECTURAL CONTROL COMMITTEE**

The Architectural Control Committee (ACC), working under the authority of the BRIDGEWOOD ESTATES, DIVISIONS I, II and III Homeowners Association Board of Directors, has been created for the sole purpose of maintaining the quality and value of the entire property of BRIDGEWOOD ESTATES, DIVISIONS I, II and III. The Committee shall have the authority to determine and establish standards, involving but not limited to, aesthetic considerations of harmony of construction and color which it determines to be in the best interest of providing for the attractive development of the Subdivision.

**2.1. Submission of Plans**

Construction plans, drawings, specifications, and plot plans must be submitted to the ACC including the nature, kind, shape, height, materials, colors and location. All plans are to be submitted to the Committee utilizing the ACC Request for Architectural Review Form.

**2.2. Time Period for Application and ACC Response**

Application for ACC approval must be submitted prior to commencement, erection or alteration of any building or structure. The ACC must respond in writing within thirty (30) days after receiving a fully complete package of plans, as outlined in 2.1 (above).

**2.3. Approval or Disapproval**

If the ACC fails to approve or disapprove such design and location within thirty (30) days after receiving a fully complete package of plans, approval by the ACC will not be required.

**3. GENERAL CONSTRUCTION GUIDELINES**

**3.1. Construction Time**

Any structure erected or placed on any lot shall be completed as to external appearance, including finish painting, within six (6) months from date framing commences.

**3.2. Landscape Completion**

Landscaping shall be completed within 45 days from the date the structure is completed. Landscaping includes the lawn, rock structures, shrubbery, etc., for the entire front yard. The remaining yard (back and sides) must be completed within six (6) months from date of completion or ownership. Landscaping must be consistent with existing neighborhood landscaping and shall not detract from the appearance of the dwelling.

**3.3. Roofs**

The existing standard for roofs is cedar shake; alternative materials must be preapproved by the ACC (medium grade or better). Roofs must have a pitch of 6/12 or steeper.

**3.4. Driveways**

All driveways and exterior walks shall be exposed aggregate concrete unless approval for use of other material is granted by the ACC.

**3.5. Fences**

Fences and gates must be constructed of cedar. Chain link fencing is not permitted without prior approval by the ACC. Exterior design and color of fences shall be approved by the ACC.

**3.6. Garages**

Garages are required and shall be incorporated in or made a part of the dwelling house. Single-car garages, carports and detached garages are specifically prohibited.

**3.7. Stick-Built Construction**

All dwellings shall be of a "stick-built" variety. Mobile homes, manufactured housing, and modular homes are specifically not permitted.

**3.8. Storage Sheds**

All storage sheds must be submitted to the ACC for approval prior to construction. All sheds must fit the color scheme and match the harmony of the existing exterior design and location in relation to, and its effect upon, surrounding structures and topography. Maximum dimensions: 10' x 12' (120 sq. ft. floor area) and 12' height.

**3.9. Exterior Finishes**

The exterior of each home (color and finishes) must be approved by the ACC. No approval is required to paint using an existing color scheme; pre-approval from the ACC is required to change an existing color scheme.

**3.10. Colors**

All colors of all exterior materials and trim features must be approved by the ACC. All vinyl or aluminum painted windows shall be white.

**4. GENERAL USE OF RESIDENCE**

**4.1. Business and Commercial Use**

No lot shall be used for trade, craft, business, commercial or manufacturing enterprise or business activity, as determined by the BRIDGEWOOD ESTATES HOMEOWNERS ASSOCIATION Board. Goods, materials, or supplies used in connection with any trade, service or business kept or stored outside of any building on any lot is strictly prohibited.

**4.2. Emergencies**

**If FIRE, MEDICAL, POLICE assistance is needed, call 911.**

**4.3. Firearms**

Any use of firearms within Bridgewood Estates is strictly prohibited.

**4.4 Vehicle Parking on Lots**

No lot shall be used for other than one single-family dwelling with outdoor parking for not more than three (3) cars. All vehicles parked must be in operating condition and display current licensing. Inoperative vehicles will be towed or removed at the owner's risk and expense without additional warning. Parking is allowed on streets and in driveways only. No parking is allowed on or across sidewalks, or where driveway access may be blocked. Parking on the street shall not exceed 72 hours in any seven (7) day period without prior approval from the BRIDGEWOOD ESTATES HOMEOWNERS ASSOCIATION Board of Directors.

**4.5 Oversize Vehicle Parking**

No recreation or commercial vehicles, including but not limited to boats, campers, motor homes, trucks in excess of three-quarter (3/4) ton or trailers, whether operable or not, shall be parked, stored, or maintained on any lot or street in such a manner as to be visible from the street or neighboring lots for a period greater than 72 hours within any seven (7) day period. When parking such vehicles, homeowners must maintain adequate street access for normal traffic and delivery, emergency and utility vehicles.

**4.6 Work Vehicles**

Overnight driveway parking of a single commercial vehicle, (trucks not exceeding one ton) directly related to the occupants' work and used as the resident's primary transportation from home to place of employment, is allowed. Any deviation requires a time limited written waiver from the BRIDGEWOOD ESTATES HOMEOWNERS ASSOCIATION Board of Directors.

**4.7 Vehicle Noise**

Automobile noise is to be kept to a minimum, with no prolonged idling or racing of engines. Radio/stereo systems will not be audible outside of the vehicle while in the neighborhood. Homeowners will be responsible for their guests in this regard as they enter and leave the neighborhood.

**4.8 Entrance Gate Policy**

Entrance gates at 25<sup>th</sup> Street, 28<sup>th</sup> Street and 30<sup>th</sup> Street will not be opened by the Association for any reason other than one (1) annual community-wide garage sale weekend, the date of which is determined by a general vote of the homeowners at the annual meeting. Any homeowner who parks a vehicle on the gate sensor or uses any other method to keep the gate(s) open for any reason shall be subject to a fine of **\$100.00** on first offense.

Realtors holding an 'open house' event must either list the three digit home access code (if the home is owner-occupied) on the 'open house' sign placed at the entrance gate or list the realtor mobile phone number to grant access on an individual basis using the standard visitor code.

