



Excerpts from Bridgefield Garden Homes Covenants - Everyday Living

Property owners are governed by the restrictive covenants listed below. Therefore, those who rent from them are also to be guided by these covenants, as any violations will be the property owner's responsibility. Any actions taken by the HOA for violations of these covenants are the final responsibility of the owner. Renters should be notified of these covenants and encouraged to follow them.

(Structures) No temporary buildings, mobile homes, modular houses or similar structures may be located, constructed, erected, moved upon or otherwise placed upon any of the lots in Bridgefield Gardens except that the builder of any residence may place tool houses and storage sheds on the lot to house equipment and materials during construction, which said tool houses and storage sheds shall be removed when the construction of the residence has been completed.

(Maintaining Property/Yards) Each lot owner shall be responsible for maintaining the appearance of his or her lot, after improvements have been built on it. This includes, but is not limited to: picking up litter, keeping the grass mowed, picking up, and keeping the property in a general state of repair. It shall be the responsibility of the individual lot owners to maintain appearance of vacant lots, specifically picking up litter and keeping the property in a general state of repair.

(Commercial Vehicles) No commercial type vehicles or trucks shall be stored or parked on any lot unless engaged in transport to or from a residence. For the purpose of this covenant, a three quarter ton or smaller vehicle commonly known as a pickup truck, and not used for commercial purposes, shall not be deemed to be a commercial vehicle or truck. No residence shall have more than two permanent motorized vehicles on premises.

(Animals) No animal, livestock or poultry of any kind shall be housed, raised, or kept on any tract of property either temporarily or permanently, except those commonly accepted as domestic household pets provided that they are not kept or maintained for any commercial purpose. Outdoor animal pens and houses, including runs, shall not be constructed without approval of the ARC. Swing sets and other permanent outdoor structures shall not be permanently placed on any lot without the approval of the ARC. Outdoor clotheslines are prohibited in Bridgefield Gardens.

(Misc Equipment) No television antennas, satellite dishes, or other equipment for receiving or transmitting electronic signals may be placed in or on any lot except for such devices fully contained within a dwelling. Each property or lot shall provide screened areas to serve as service areas for garbage receptacle, fuel tanks, clotheslines, gas meters, and air conditioning equipment. Other unsightly objects must be stored or placed so as to conceal them from the view of the road and adjacent properties.

(Signs) No signs, advertising, or ornaments of any kind, except as may be required by legal proceeding, shall be displayed in any yard or on any building or in any window without the express written approval of the ARC, however real estate signs shall be allowed.

(Leased or Rentals) No owner of property in Bridgefield Gardens may lease his/her/their property to any person for a period of less than six (6) months. It is the intention of the Declarants that persons living in Bridgefield Gardens be permanent, rather than transient, residents of Bridgefield Gardens.



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(Mailboxes) Each dwelling shall have a mailbox which is approved by or meets in every respect the requirements set forth by the Architectural Review Committee, which may require its purchase from the Association.

(Nuisances) (1) All pets shall be kept on owner's property and shall not be allowed to freely roam on other Subdivision lots. (2) No burning of any trash and no accumulation of litter, refuse, bulk materials, waste, or trash of any other kind shall be permitted on any Lot. All builders shall provide adequate clean up and disposal of litter, refuse, and waste and salvaged building materials as work progresses on each building project.

(Parking Prohibitions) (A) Except for those of a guest, no automobile or other motor vehicle shall be parked, or permitted to remain parked for an extended period of time on a street except during bonafide emergencies. No wrecked or junk vehicle, commercial vehicle, large trailer, truck larger than $\frac{3}{4}$ tons, house trailer, mobile home, bus, camper, all-terrain vehicle, motorcycle, boat, or machinery or equipment of any kind or character (except such equipment and machinery as may be reasonable, customary and usual in connection with the use and maintenance of any dwelling, and except such equipment and machinery as the Association may require in connection with the maintenance and operations of any Common Areas) shall be kept within the Property unless such is completely enclosed in a garage. (B) It is understood that builders, sub contractors and service shall have the authority to park on the street during acceptable business hours in order to conduct business.