

# BREA VILLAGE HOMEOWNERS ASSOCIATION

## Rules and Regulations

### **Street Parking**

No vehicle may be parked overnight on the streets within the community per the Brea City Code as well as our own Rules and Regulations. All homeowners are expected to park their cars in their garages with extra vehicles parking on the driveway. Garages that are utilized as storage units thereby necessitating the parking of the vehicles on the street are in non-compliance. (Per Brea City code).

### **Single Family Residential**

All residences shall be used only for the residential purpose of a family. No part of a lot can be used or caused to be used for any business, commercial, manufacturing, mercantile, storing, vending, or any non-residential purpose. (Per Brea City code).

### **Signs**

Homeowners may not display signs, posters, billboards, or other advertising devices except for the following: (Per Brea City code).

- A. Home security signs.
- B. "For Sale" signs attached to a pole or stake in the yard.
- C. Garage Sales signs which must be removed immediately upon completion of the sale.

### **Repair of Vehicles**

Vehicle repairs may only be made if "minor" and can be completed within the garage area. (Per Brea City code).

### **Recreational Vehicles**

Homeowners (or guest) may not use their garage, campers, motor home, RV, etc, as a residence anywhere within the association. In addition, homeowners (or guest) may not park or store any large vehicle within the association. (Per Brea City code).

## **Commercial Vehicles**

No commercial vehicles may be parked or stored at any home site at any time.

## **Animals**

Pets are allowed in the association, but it is the homeowner's responsibility to take care of the pet. Animals are to be kept on a leash when not in their own yard, and the homeowner is expected to clean up after the pet has used any portion of the common areas of the association. (Per Brea City Code).

## **Garages**

Garage doors are to remain closed except for entering and exiting. Garages should be maintained to accommodate two (2) automobiles. Parking outside is not permitted if there is space inside the garage. Garage doors that have windows are expected to be kept clean.

## **Window Covers**

Windows can only be covered with proper window dressing such as drapes, shades, blinds, or shutters. Windows shall not be covered with paint, aluminum foil, cardboard, sheets, etc.

## **Trash Containers**

All trash generated by the homeowner shall be kept in the City of Brea supplied containers. These containers must be stored in the garage and/or backyard concealed from view from the street at all times except during the trash pickup day.

## **Landscaping**

A major project was just completed to restore/enhance the landscaping in the front yards of all Brea Village homes and it is the responsibility of our landscape maintenance firm to maintain this effort:

- A. The homeowner shall not alter, add/or delete plants from the landscaping scheme. If special attention is needed for your front yard, please contact the property management firm and they will instruct the landscape maintenance firm to conduct an appraisal to determine the proper solution.
- B. The homeowner shall not add fountains, figurines, etc., to the front yard landscaping.

- C. Any landscape clippings from the homeowner's backyard needs to be disposed of by the homeowner. The landscape maintenance firm has no obligation to pickup these clippings.

### **Outdoor Lights**

The homeowner is allowed to install either solar or 12 volt 'Malibu' style lights in the front yard illuminating the landscaping and home. These lights need to be placed in the planting area with the wires buried under the mulch. No wires are allowed to be in any grass area that could be a safety issue for the landscape maintenance personnel.

The only exception is during the months of October, November, and December, in which Homeowners may decorate their residences, contingent upon the removal of the decorations within thirty (30) days of the Holiday.

### **Rear Fencing & Gate**

The homeowner is responsible for the maintenance and condition of the fence that outlines the property line as well as the front gate. The current wrought iron fence can be repaired or replaced with similar fencing or can be substituted with a material to be approved by the Board of Directors.

### **Contractors**

If you are conducting a major interior or backyard renovation to your home, please be aware of the following conditions:

- A. Construction project plans require the approval by the Board of Directors.
- B. Noise from construction activities must not start before 8:00 AM or continue after 6:00 PM.
- C. Vehicles belonging to contractors must not block neighboring driveways. The contractor's equipment shall not be left in front of the house overnight. Construction parking will be only allowed between the hours of 8:00 AM through 6:00 PM, Monday through Saturday.
- D. Temporary facilities, such as Port-a-Potties, must be situated on owner's property behind the gate concealed from view from the street.
- E. If dumpsters are used to collect construction debris, they must be parked in the owner's driveway. The dumpster shall not be placed on the street.
- F. Any damage sustained to the front yard grass and or landscaping in general, must be replaced or repaired at the homeowner's expense.

- G. If large equipment (i.e. trailers, heavy machinery, etc.) is required for construction, details of the equipment must be submitted with plans to the Board of Directors for approval.

### **Satellite Dishes**

Satellite dishes and associated cables shall be installed as unobtrusively and inconspicuously as possible, consistent with good reception.

### **Exterior Appearance**

The maintenance of the exterior of each home is the responsibility of the homeowner. This includes the windows, doors, garage doors, and stucco. If the stucco becomes unsightly from normal debris, the area should be cleaned. If the stucco becomes faded and chipped, the home will have to be painted. Once you decide to paint your home, contact the property management to obtain an Architectural Application and select paint colors.

### **Gutters**

Each homeowner has the option of installing gutters on their homes. If the downspout ends in the landscape area where there has been a drain stub installed, the downspout is to be connected to the downspout and not run free in the landscape area. The gutter downspout is to be painted the same color as the exterior wall.

### **Portable Basketball Hoops**

The advent of portable basketball hoops has necessitated publishing of guidelines set forth by the City of Brea and the Brea Village Homeowners Association:

#### **A. City of Brea Rules**

1. No portion of the basketball pole assembly shall be within eight feet of a City fire hydrant.
2. No portion of the basketball pole assembly shall be within three feet of any object that contains electrical wiring operating at more than 24 volts.
3. No basketball pole assembly can be placed in any location that obstructs any traffic warning signs, traffic control signs, traffic signaling devices or other similar items intended to provide information to vehicle operators.
4. No basketball pole assembly may be attached to any public utility pole, street light pole, street name sign pole, street warning sign pole, or any street tree.
5. No basketball pole assembly can be placed on any public sidewalk.

6. All basketball pole assemblies are to be designed for easy installation and removal. The pole assembly shall be removed when not in use and stored on private property screened from public view.
7. No basketball pole assembly shall be located in the public right-of-way between the hours of 10:00 PM and 7:00 AM on any day of the calendar year.
8. No artificial lighting (other than existing street lighting) shall be temporarily or permanently installed.
9. The basketball pole assembly shall be maintained in a like-new condition.
10. No markings, permanent or temporary, shall be placed on the street surface as an indicator of basketball court lines.

**B. Brea Village Homeowners Association Rules**

1. No portion of the basketball pole assembly shall be placed on any common Community grass area, including the front yard.