

Brentwood Property Owners Association Rules and Regulations

(Use restrictions from Association Declaration of Protective Covenants)

6.1- No Lot shall be used except for residential purposes.

6.2- No dwelling exceeding two stories in height above the ground and only a private garage for not more than three vehicles and such other outbuildings as may be approved by the ACC shall be erected on any Lot.

6.3- The minimum above ground square footage (excluding porches, decks and garages) shall be 936 finished square feet. Carports are not permitted on any lot. The maximum square footage for all decks on a Lot is 240 Square feet.

6.4- No dwelling having a flat roof comprising more than 25% of the total roof shall be constructed upon any Lot. All roofing material must have an expected life of at least 20 years.

6.5- Outside storage units shall be permitted at the discretion of the ACC. Size, exterior finishes and location shall further be at the discretion of the ACC. **NOTE: All sheds or storage units must be placed 5' inside of property lines.**

6.6- No dwelling shall be permitted on any Lot with any type of exterior finish except brick, stone, faux stucco, wood siding, or vinyl siding, a sample of which shall be submitted to the ACC for approval prior to construction, provided, however, that aluminum soffits, guttering, and fascia boards are permitted. All Skirting or exposed foundations shall be constructed or veneered with brick, faux stone, stucco, faux stucco, vinyl, or other material approved by the ACC. Skirting shall have sufficient strength to assure that it remains fully attached to supports. All wheels, tongues, and similar devices must be removed prior to occupancy of the dwelling but in all instances within thirty (30) days of final inspection.

6.7- No antennae or satellite receiving devices of any kind larger than 18 inches in diameter shall be erected on any lot or on any structure located on any Lot. Such devices and placement of such devices shall be approved by the ACC.

6.8- Dog pens are prohibited.

6.9- Above ground pools are prohibited.

6.10- Each Lot shall have an all weather drive of gravel, asphalt, or concrete with parking space for a minimum of three (3) vehicles upon the issuance of the certificate of occupancy. All drives must be paved with asphalt or concrete within 180 days of occupancy. No dirt driveways shall be permitted.

6.11- No sign shall be displayed to the public view on any Lot except one sign of not more than five square feet placed by the owner or agent of the owner advertising the property for sale or rent, or signs used during construction, Nevertheless, one sign not exceeding one half of one (1/2) square foot in size displaying the name of the Owner or occupant of the property shall be permitted. Signs shall comply with all Rockingham county ordinances.

6.12- No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot, except that dogs (weighing less than 25 pounds), cats, or other household pets may be kept, provided they are not kept, bred, or maintained for any commercial purpose. In any event, there is a limit of two dogs per Lot and two (2) cats per Lot.

6.13- Whenever animals are permitted outside a building or other enclosed area approved by the ACC for the maintenance and confinement of animals, they must be secured by a leash or lead. All permitted animals must be confined to an approved area by the ACC in the rear of the Lot. No animal shall be kept on a chain/run nor are such animals allowed to be kept outside on a permanent basis.

6.14- All Lots shall be kept at all times in a sanitary, healthful, attractive and safe condition, and the Owner and occupants of all Lots shall keep all weeds, grass, and dead trees thereon cut. All dwellings, decks, fences, etc. must be well maintained in an attractive condition.

- 6.15- None of the Lots shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall be kept in sanitary enclosed containers. All containers shall be appropriately screened from view and kept in the rear except during days for trash collection.
- 6.16- No motor vehicle shall be kept on any Lot or parking area unless it bears a valid state license plate and current inspection sticker with a limitation of two (2) vehicles per household unless otherwise approved by the Association.
- 6.17- No individual sewage disposal system or well shall be constructed, maintained, or used on any Lot.
- 6.18- No basement, tent, shack, barn, or other outbuilding erected on any Lot shall be used at any time as a residence, temporary or permanently, nor shall any residence of a temporary character be permitted.
- 6.19- No trailer, bus, camper, motor home, boat, truck larger than three-quarter ton, commercial equipment, commercial vehicle (including, but not limited to, any tractor trailer, or combination of tractor and trailer), or disabled or unlicensed vehicle, or any portion thereof may be parked or stored within Brentwood Manufactured Home Subdivision except for commercial equipment and vehicles temporarily located therein for the purpose of performing necessary construction or repairs. No stripped down or junk vehicles (licensed or unlicensed) or any sizable parts thereof shall be permitted to be parked on any street or Lot. No vehicle shall be parked on any portion of any Lot other than the drive. Repairing of automobiles is prohibited at all times.
- 6.20- No more than two unrelated persons may occupy any dwelling on any Lot. As used herein, "unrelated persons" shall mean persons unrelated by either blood or marriage. Under no circumstances shall more than five persons, even if related by blood or marriage, occupy any dwelling on any Lot without prior written approval of the Association.
- 6.21- No noxious or offensive use of activity shall be carried on upon any Lot, nor shall any practice be engaged in by the Owners of the Lots, their tenants, agents, guests, or assigns, that shall become an annoyance or nuisance to the neighborhood including, but not limited to, excessive dog barking and loud music. Parents are responsible for the conduct of their children at all times. Small children should not be allowed to play in the streets or impede the flow of traffic. The Association reserves the right to require guests or invitees to leave Brentwood Manufactured Home Subdivision if their conduct is unlawful or in violation of the covenants.
- 6.22- No improvement which has been partially or totally destroyed by fire or other casualty shall remain in such condition for more than three (3) months from the date of such destruction.
- 6.23- The type and placement of any fixtures on any Lot for the purpose of hanging laundry must be approved by the Association. In addition, the Owners of occupants of any Lot at the intersection of streets where the rear yard or a portion of the Lot is visible to the public shall construct and/or maintain a drying yard or other suitable enclosure to screen drying clothes from the public view. No structures for the purpose of drying laundry shall be allowed in the front of any Lot.
- 6.24- No skateboard or rollerblade ramps or structures of any kind shall be constructed, placed, or used on any Lot, street or parking area.
- 6.25- No exterior watch light shall be erected on any Lot with the approval of the ACC. For the purposed of this section, a watch light is an exterior light of a type typically mounted on a telephone pole, utility pole, or street light pole, or any other light which the ACC determines casts and unacceptable level of light on neighboring Lots.
- 6.26- No dirt bikes, ATV's, three or four wheelers or other non-licensed vehicles shall be operated on any Lot, common area, street, or driveway.
- 6.27- No incinerator or other devised for the burning of trash shall be permitted on any Lot, common area, street, or driveway within Brentwood Manufactured Home Subdivision.
- 6.28- No propane, oil, or other storage tank or cylinder shall be permitted on any Lot until approval as to placement and screening has been obtained from the ACC. Any such tank or cylinder approved must comply with all county, state and federal fire prevention and protection regulations.

6.29- No Lot or any portion of any Lot shall be used as an access way or right-of-way for ingress or egress to any Lot, piece or parcel of land in the Property, or any other Lot, piece or parcel of land, without the prior written consent of the ACC. No lawn ornaments, wood structures or similar items shall be constructed, placed or used in any front or side yards and must be approved by the ACC for use in the back yards.

6.30- All homes must be placed on the lot in a uniform manner and be removed in a uniform manner, under the direct supervision of the ACC. Homes shall not be moved during wet weather when damage to the Brentwood Manufactured Home Subdivision grounds may occur. In any event, damage to common areas or roads shall be the responsibility of the Lot owner.

6.31- All manufactured homes moved to any Lot within Brentwood Manufactured Home Subdivision must be set up to meet the conditions of the applicable Rockingham County Code pertaining to such items.

6.32- The Lot owner shall be responsible for the initial water and sewer hookup fee for Rockingham County as well as monthly water and sewer use charges.

6.33- The Lot owner shall be responsible for the ordering and paying for the initial residential electrical drop from Shenandoah Valley Electric Cooperative and providing an appropriate meter base at the manufactured home. The Lot owner is responsible for monthly electrical use charges.

6.34- No fences shall be allowed on any Lot without written approval of the ACC. Lot owners requesting a fence shall provide a plat of the Lot indicating the placement of the fence and a sample of the material, including color of the fence requested.

NOTE: Fences may be stained with transparent or semi-transparent stain in a natural wood color, fences may NOT be painted.

6.35- Upon Occupancy each home shall have a permanent, non-movable, attached steps and or decking complying with the Rockingham County building code approved by the ACC. No temporary or movable steps shall be allowed at any doorway of any manufactured home except during the placement of the home.

6.36- All roads in Brentwood Manufactured Home Subdivision are private roads solely for the purpose of ingress and egress to and from State Route 711 (Grassy Creek Road), and other locations within the subdivision. No vehicles shall be parked on any road or partially on any road or shoulder at any time except by emergency vehicles. Each Lot Owner or occupant is responsible for the parking of their guests and will be held liable for any parking violations by their guests. Any damages caused by or due to inappropriate parking will be the liability of the parking in violation of the parking ordinance. Speeds greater than 25 miles per hour are prohibited.

6.37- No alcoholic beverages shall be consumed at any time anywhere on the common areas or streets with Brentwood Manufacturing Home Subdivision.

6.38- The use of illegal drugs, fireworks, firearms, BB guns, bow and arrows, slingshots or other dangerous devised shall not be permitted within Brentwood Manufactured Home Subdivision.

***Violations may result in a \$50 fine**