



## **BRENTWOOD HILLS HOMEOWNER'S ASSOCIATION DEED RESTRICTION GUIDANCE**

The Brentwood Hills Homeowners' Association Incorporated, as defined in Florida Statute 720 is a Florida corporation that is responsible for the operation of the Brentwood Hills Community. The officers and Directors of the association have a fiduciary relationship to the Homeowners who are served by the association. The powers and duties of an association include those set forth in Florida Statute 720 and 718. Among other duties, the association has the responsibility for enforcing the restrictions set forth in the Brentwood Hills Declaration of Covenants, Conditions and Restrictions.

The purpose of this document is to update and republish these restrictions in order to keep current and future Brentwood Hills Home Owners informed of the basic requirements of the community. A complete copy of the Declaration of Covenants, Conditions, and Restrictions can be obtained on the association's Web site at [www.mybhhoa.com](http://www.mybhhoa.com)

Brentwood Hills homeowners are made up of families and friends that share in the responsibility of a community that cares in the preserving and improving of the values and appearance of our community while enhancing the quality of life throughout the community. In order to insure that these standards continue and the attractiveness of our amenities which include pool, soccer field, private preschool, clubhouse, tennis courts, playground attached to the swim and tennis area and party areas within the pool area continue to grow, the Homeowners' Association must enforce the Covenants and Restrictions which are required of all homeowners in our community as part of their property deed.

The respective owners are expected to maintain all Homeowner lots and the Pre-School Property, in a neat and attractive condition. Such maintenance shall include, but not be limited to painting, repairing, replacing, and caring for roofs, gutters, downspouts, building surfaces, trees, shrubs, walks and other exterior improvements. In addition, each homeowner of the Brentwood Hills are expected to comply with the following Covenants and Restrictions:

- Vehicles shall not parked on grass or curve area
- Seasonal decorations shall be removed within 30 days after holiday has passed
- Sidewalks shall be unrestricted to pedestrian traffic (tree branches, shrubs or trash)

- Exterior Finish. All residences constructed with exterior masonry walls shall have approved stucco or other type of architectural finish. In no event shall painted concrete block wall be permitted.
- Buildings shall not be erected, altered, placed or permitted to remain on any residential lot other than one single-family dwelling.
- Structures of temporary nature or character shall not be used as a residence.
- To preserve the natural integrity and beauty of the land, water runoff, etc., trees, shrubs, bushes or other vegetation having a diameter of three (3) inches or more shall not be cut, destroyed or mutilated except with the prior written consent and permission of the Association; provided, however, that dead or diseased trees, shrubs, bushes, or other vegetation shall be cut and removed promptly from any lot by the property owner thereof after such dead or diseased condition is first brought to the attention of the Association and permission for such cutting and removal has been obtained.
- Clotheslines of any configuration shall not be installed or erected upon any lot so as to be in any way exposed to public view from any street or adjoining lot.
- Mailboxes, paper boxes or other receptacles of any kind for the use and delivery of mail, newspapers or similar materials shall not be erected on any Lot unless and until the size, location, design and type of material for said boxes or receptacles shall have been approved by the Architectural Control Committee and be in conformity with the United States postal standards.
- House trailers or motor homes shall not stay over night on any lot, common area, or public right-of-way.
- Boats, boat trailers, campers or any other such vehicle, trailer, or vessel shall not be permitted to stay on a public right-of-way or on a lot, street, or common area, unless permanently enclosed in a garage and not visible from public view.
- Carports garages, outbuildings, or other appurtenant structures shall not be used for residential purposes, either temporarily or permanently.
- Vehicles shall not be parked overnight except on driveway pads or within garages.
- Houses or other structures on any residential lot shall not be used for commercial or business purposes.
- Lots shall not be used in whole or in part for storage of rubbish of any character whatsoever, nor shall any substance, thing or material be kept upon any lot which will emit foul or noxious odors, or that will cause any noise that will or might disturb the peace and quiet of the occupants or surrounding property.
- Trash, rubbish, stored materials, off-road, wrecked or inoperable vehicles or similar unsightly items shall not be allowed to remain on any lot outside an enclosed structure. However, the foregoing shall not be construed to prohibit temporary deposits of trash, rubbish and other such debris for pickup by garbage and trash removal service units.
- Window air conditioning units shall not be installed without prior written approval of the Committee.
- All trash, garbage and other waste shall be kept in sanitary containers and shall be kept within an enclosure or property screened so as to be out of sight from the front or side streets except when placed at a designated pickup location, not earlier than 6:00 p.m. on the day proceeding the day of trash pickup.
- All the landscape plans; fences and hedges must receive prior written approval from the Association before implementation.
- Hedges shall not be grown higher than three (3) feet from the street right-of-way to minimum building setback line. Fences of any type shall not be permitted between the street right-of-way and the front building line of the main structure. Fences, boundary

walls and hedges shall not exceed six (6) feet in height from the front building line of the main structure to the rear property line, unless written approval is received from the Association. Fences, boundary walls or hedges shall not exceed six (6) feet in height regardless of location.

- Fences, walls, hedges or shrub plantings which obstructs sight lines and elevations between two and six feet above the roadway shall not be placed or permitted to remain on any corner Lot within the triangle area formed by the street property lines and the line connection [sic] them at points twenty (20) feet from the intersection of the street lines, or in a case of rounded property corner from the intersection of the property lines extended. The same sight line limitations shall apply on any Lot within ten (10) feet from the intersection of the street property line and the edge of the driveway. Trees shall not be planted within such distance of such intersections unless the foliage line is maintained at a sufficient height to prevent obstruction of such sight lines.
- All Homeowner fences shall be approved by the Architectural Control Committee before installation.
- Chain link fences shall not be permitted upon a residential lot. Chain link fences may be permitted in Common Area (recreational areas) as deemed essential by the Association. Chain link fences shall not be erected without written consent of the Architectural Control Committee.
- Aluminum foil shall not be placed in any window or glass and reflective substance shall not be placed on any glass of a residence except such as may be approved for energy conservation purposes by the Architectural Control Committee.
- Animals, livestock or poultry or any kind shall not be raised, bred, pastured or maintained on any lot, except household pets for the sole pleasure and purpose of the occupants, but not for any commercial use or purpose. Birds shall be confined to cages. In no event shall more than three (3) pets be housed on any lot.
- Persons owning or having possession, charge, custody or control of any pet shall not cause, permit or allow the pet to stray, run, be, go or in any other manner be at large in or upon any public street, sidewalk or park, or on private property of others without the express or implied consent of the owner of such private property. Governmental or municipality leash laws apply at all times.
- Signs of any kind shall not be displayed to the public view on any Lot, except one professional sign measuring no more than 16 inches tall and 16 inches wide, and shall not extend more than four (4) feet above the ground, advertising the Lot for sale or rent. This provision shall not apply to the Pre-School Property.
- Outside tanks, towers, poles, tree houses or other storage or recreation structures for any purpose shall not be erected. This includes above ground pools and skate board ramps.
- Basketball backboards and goals shall only be constructed to the rear of the back building line of the main structure.
- All residential utility service lines (including, without limitation, electricity, telephone, and any and all types of radio and television lines, cables, etc.) to the Lots shall be underground, unless approved by Committee, provided however, this restriction shall not be construed to prohibit the installation or construction of one or more central utility service relay towers in the event such is, in the Committee's sole discretion, deemed necessary.
- Except with the prior written approval and permission of the Committee, water well shall not be sunk or drilled on any Lot.
- Unit Owners or residents shall not have any right to pump or otherwise remove any water from lakes for the purpose of irrigation or other use.

- Unit Owners or residents shall not have any right to place rocks, stones, trash, garbage, sewer, water discharge from swimming pools or heating or air conditioning systems, waste water (other than surface drainage), rubbish, debris, ashes, or other refuse in any of the lakes or retention area(s), or on any Common Area.
- The pursuit of hobbies, processions, or other inherently dangerous activities, including specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices which might cause disorderly, unsightly or unkempt conditions shall not be pursued or undertaken on any part of any lot or the Common Areas without the consent of the Association.
- Shooting of firearms, fireworks or pyrotechnic devices or any type or size, and other such activities shall not be pursued or undertaken on any part of any lot or the Common Areas without the consent of the Association.
- Noxious or offensive trades or activities shall not be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance to the neighborhood.
- Commercial vehicles exceeding a  $\frac{3}{4}$  ton weight limit shall not be permitted to remain overnight on the property of a private dwelling within Brentwood Hills.
- Private pickup trucks or vans exceeding a  $\frac{3}{4}$  ton weight limit, or trailers, and no unlicensed motor vehicles of any type shall not be permitted to remain overnight on the lot of a private dwelling or Common Area unless approved by the Board of Directors.
- Individual water supply systems shall not be permitted upon any Lot except for sprinkler systems, swimming pools or air conditioners.
- Incinerators for garbage, trash or other refuse shall not be used or erected or placed on any lot.
- Any and all equipment coolers, water conditioners, pool filters and/or heating equipment, woodpiles, garbage cans, refuse or storage piles placed on a lot (whether temporary or permanent) shall be walled, fenced or landscape buffered to conceal same from the view of the neighboring lots, roads, streets, the waterfront or open areas.
- Plans for all screens, walls, and enclosures must receive written approval by the Committee prior to construction.
- Lumber, brick, stone, cinder block, concrete or other building materials, scaffolding, mechanical devices or any other thing used shall not remain longer than the length of time reasonable necessary for the construction to completion of the improvement for which same is to be used.
- Owners or occupants shall not excavate or extract earth from any of the lots subject to this Declaration of Covenants, Conditions and Restrictions of Brentwood Hills for any business or other commercial purpose. Elevation changes shall not be permitted which materially affect surface grade of surrounding lots. Lots shall not be increased in size by filling in the water it abuts.
- Private or outside toilet facilities shall not be constructed or maintained on any lot other than those used during construction operations.
- Installation and use of play equipment shall be limited to the rear of each lot only, and not closer than five (5) feet to property lines.

Any Owner of any Lot fails or refuses to keep such property free from any of the foregoing unsightly items, weeds or underbrush, the Association may, at its option, ten (10) days after posting a notice thereon or mailing a notice to said Owner to comply with requirements of this paragraph, enter and remove all such unsightly items and growth at said Owner's expense, and Owner shall be personally liable to the Association for the costs of removal. Each and every

Owner shall pay such costs promptly upon demand by the Association, their agents, assigns, or representatives. No such entry as provided herein shall be deemed as a trespass.

Other Recommendations

- Keep garage door closed whenever possible.
- Do not park in driveways across the path of the sidewalk.

Residents should be aware of these restrictions and be helpful to neighbors who may not be aware by printing this notice and providing it to them when it appears that these restrictions are not being followed.

The Homeowners' Association will enforce action regarding these restrictions. Letter from the Association's Property Management Office will be sent to violators. If they do not comply, court action by the Association's Lawyer will follow.

**APPROVED AND ISSUED BY  
THE BOARD OF DIRECTORS,  
BRENTWOOD HILLS HOMEOWNERS ASSOCIATION  
ON OCTOBER 26, 2006**