

Barrington Park HOA Synopsis of the CC&R'S

July 22, 2014

This is only a synopsis of the most frequently asked about issues, for further details on these and all other Restrictions please refer to either the Barrington Park CC&R's or the Bylaws.

Air Conditioners

No swamp coolers or window-mounted air conditioners are allowed, including in garage areas. For more details see Article III, Item 6.

Alterations

Alterations can only be made in accordance with the CC&R's, and no exterior modifications shall be performed without written approval of the Board through the Architectural Control Committee. For more details see Article III, Item 13.

Amenities

Use of the amenities, including the swimming pool, gazebo and tennis court is a privilege and is subject to the rules specifically governing their use. For more details see Article IV, Item 5 B.

Annual Assessments

Annual Assessments are divided into twelve equal payments; they are due on the first day of the month. A late fee of \$25.00 or 5% of the balance (whichever is greater) will be applied on the fifteenth of the month. For more details see Article V, Item 9.

Awnings

Deck awnings are allowed provided they are of roll-up type and the color scheme matches the exterior décor. Any other outside patio or deck coverings will need approval from the Architectural Control Committee. All patio or deck umbrellas must be in good condition. For more details see Article III, Item 13.

Decks, Patios & Porches

Decks are not to be carpeted or painted. Areas under decks must be kept junk free. This is not a storage area, the only exception is summer items can be stored through the winter. Upper decks, patios and front porches should also be kept junk free so as not to be unkempt or unsightly. For more information see Article III, Item 3 B and Article VIII, Item 2 & 3.

Fines

Any violation of the Declaration or Rules or any behaviors that can be considered a general nuisance can result in a fine to the resident. For more details see Article IV, Item 5 B.

Garage Sales

Garage Sales are sponsored once or twice a year by the association. See Article III, Item 26.

Synopsis of the CC&R's (continued)

Home Businesses

Home businesses are allowed under certain conditions. For details see Article III, Item 10.

Landscaping

The Association is responsible for all landscaping; any alteration to the common or limited common area will need written approval from the Architectural Control Committee. If an owner has chosen to do their own landscaping it is their responsibility to maintain and keep the area weed free, if a unit is sold or rented, the new resident will have the same responsibility of maintaining the area. For details see Article III, Item 24.

Non-Owner Occupancy

No unit can be purchased as a rental, unit must be owner occupied for a minimum of one year, and an owner must submit a lease addendum for any non-owner occupant. For more details see Article III, Item 22.

Ornaments

Seasonal decorations can be set up and displayed on decks, porches and in garden areas provided they are taken down within a reasonable time frame. For details see Article III, Item 3 A.

Parking

A Parking permit must be obtained from the office for any vehicle being parked overnight in any and all parking spaces. For all information on Visitors parking, extended parking, and vehicle violations, see Article II, Item 3 and Article III, Item 4.

Pets

All pets must be on a leash when outdoors, all pet waste must be cleaned up immediately, pets cannot be tied up and left unattended, pets cannot be a nuisance. For all details and information, see Article III, Item 9.

RVs, Boats and Trailers

Recreation vehicles of any type may only be parked adjacent to a lot for a period of 48 hours with the purpose of loading or unloading. For all details and information, see Article III, Item 11.

Satellite Systems

Two satellite dishes with a diameter of 18 inches are permitted. For more information and details see Article III, Item 8.

Synopsis of the CC&R's (continued)

Signs & Posters

For all information and details regarding the placement of For Sale signs, Political signs and Flags. See Article III, Item 5 for more details.

Windows/Window Well Covers

No foil, tinting or newspapers are allowed on windows, all window covering must be of standard design. Window Well Covers are the homeowner's responsibility. See Article VIII, Item 2 & 3 and Article III, Item 3 A.