



**BRENTWOOD FOREST
RULES, REGULATIONS AND FINE POLICIES
AND
REFERENCE INFORMATION**

This booklet is to remain in the condo for reference.

PHONE NUMBERS AND INFORMATION

BRENTWOOD FOREST CONDOMINIUMS

1401 Thrush Place
Brentwood, Mo. 63144

Office: 961-3066 (Corner of Thrush Place and Eager Road)

E-mail bfca@Charter.net

Fax: 961-4935

Website: brentwoodforestcondo.net

Emergency (Medical or Life Threatening) 911
Emergency inside the unit – call (314) 961-3066 and follow the prompts

Association Office Hours: Monday-Friday (7:30 a.m. – 4:00 p.m.)

Brentwood Forest Clubhouse
9000 Wrenwood Lane, Brentwood, MO 63144
(Corner of Wrenwood Lane and High School Drive)

Brentwood Forest Pools
Main Pool – 9000 Wrenwood Lane
West Pool – 9002 Wrenwood Lane

Brentwood Forest Laundry
(Located behind 1612-1614 High School Drive)

Sewer Backup - Service provided by City of Brentwood (314) 962-6234

City Hall (314) 962-4800

Electric (Ameren Missouri) (314) 342-1000

Cable (Charter Communications) 1-800-211-4450

Trash Pick-up Schedule

Household Trash: Mondays & Thursdays

Recyclables – Mondays

Holiday – One day later

Appliances only – Appliance Recyclers

(314) 832-4581

Large Items – City of Brentwood 4th Friday of the month

(314) 962-4800

Board of Managers Meetings – Last Tuesday of the month – 6:30 PM - Clubhouse
Holiday and the Annual Meeting Schedule is printed in the newsletter,
the “ForestLine”, published monthly

Sewer, water and snow removal is provided by BF. Free trash pick up is provided by the City.

INTRODUCTION

The Board of Managers of Brentwood Forest welcomes and wishes you a pleasant and leisurely lifestyle during your residency in our beautiful condominium community.

Owners and Tenants are encouraged to review the Brentwood Forest Declaration and By-Laws and the revised Brentwood Forest Rules, Regulations and Fine Policies booklet prior to residency in order to avoid a notice of violation and/or a fine. Many violations occur because residents are unaware of BF's rules and policies. Brentwood Forest Declaration and By-Laws are available at the Association Office at 1401 Thrush Place.

The rules and policies in this booklet supercede any prior rule adopted by the Board of Managers for specific topics.

Note: The Declaration and By-Laws state that the Board of Managers has the power to adopt rules and regulations as it may deem advisable. (Article XVII - Section 17.13, Power to Adopt Rules and Regulations)

Revised – January 13, 2014

STANDARD FINE POLICY SCHEDULE

Unless a particular policy sets forth a specific fine for an offense, the following Standard Fine Schedule will be used when Declaration and By-Laws, Rules, Regulations or other offenses are brought to the attention of the Association .

1st Offense	Written warning letter (optional, for serious offenses-a \$50 fine may be imposed)
2nd Offense	\$50 fine
3rd Offense & Subsequent Offenses	\$100 fine and loss of privileges for one year and a \$100 fine fine for each violation thereafter

Fines and Procedures for Certain Offenses: Some rules and policies have specific fines and procedures contained in the policy. In that event, the fines and procedures in those policies will be applicable instead of the ones set forth herein.

Fines may be appealed by forwarding a written letter to the Association office within twenty (20) days from the date of the notice requesting a hearing before the Board of Managers.

CURRENT FEE STRUCTURE

Sale of Condominium – Seller Responsibility

Pick up a Seller Packet, complete and return along with a Transfer of Ownership Fee \$175
Call for a City Inspection (314) 962-4800

New Owner – Purchaser’s Responsibility

Pick up a Purchaser’s Packet
Document Preparation Fee for Mortgage Lender 25
Occupancy Permit (Apply at Brentwood City Hall – 2345 S. Brentwood) 45

Rental – Owner Responsibility

Pick up a Rental Packet signed and completed by the Owner & Tenant
Rental Transfer Fee 125

Pet Application Fee (Two pets permitted per household. Maximum weight 40 pounds)

1 Pet 40
2 Pets 60
Unapproved Pet - Automatic \$100 fine and a \$30 fine on the first of each month thereafter

Late Fee

Condo fee payments are due on the first and late if not postmarked by the 10th 30

RULE/REGULATION	POLICY
ADDITIONS/CHANGES OR MODIFICATIONS	<p>All additions, changes and modifications require prior approval from the Board of Managers along with a non-refundable Application fee, if applicable. This includes, but is not limited to, deck extensions, doorbells, hot tubs, porches, storm/screen doors, window replacement, etc. It also includes any other addition, change or modification to the interior of any unit that affects the common elements or the basic load-bearing structure of the building. Responsibility to repair and maintain Exterior/Interior Modifications must be disclosed to the prospective new owner prior to signing a contract.</p>
	<p>Modifications Installed by a Prior Owner Any modification installed by a prior owner that was not approved by a prior Board must either be approved by the current Board or removed.</p> <p>If the current owner(s) wish to keep the modification, they must complete a modification application form requesting approval from the Board. The standard modification fee will be waived. If the modification does not meet BF's standards, the current owner must remove or reinstate the modification to its original state. If the work is not completed within 30 days of written notification from the Board, a \$50 fine shall be imposed against the unit. Additional \$50 fines will be assessed every 30 days thereafter until the modification is removed.</p>
	<p>Modification Unapproved The owner shall be given notice to remove the modification and restore the property to its original state within 30 days or submit a Modification Application packet within 30 days of notice to the Board of Managers requesting approval of the modification. Failure of the Unit Owner to comply with the provisions of this policy will result in fines of \$50 on the first of each month and suspension of all privileges during the period of violation. Any modification(s) overlooked or unknown by the Association must be corrected, removed by the current owner or request approval from the Board of Managers.</p>
BARBEQUE/GRILL POLICY	<p>Residents are encouraged to store BBQ grills on the rear deck/patio. Grills may not be stored on the common grounds. Match Light Briquettes must be stored in a covered container. Place BBQ grills away from the exterior walls of the building. Damage and repair of melted siding will be assessed to the owner/tenant.</p>
CABLE	<p>Installation fees and monthly service fees are the owner's responsibility. No wiring is permitted on the exterior of the building without prior approval from the Board of Managers/Association office.</p>
CARPETING	<p>Second floors and stairs shall remain carpeted, except bathroom(s), kitchen and entry foyer. Second floors/stairs may have hardwood floors provided a room size area rug is in place to absorb foot traffic and sound.</p>
COMPLAINTS	<p>Residents are encouraged to attend monthly Board Meetings to express any concerns, complaints or suggestions.</p>

RULE/REGULATION	POLICY
COMPLAINTS (continued)	Formal complaints against neighbors must be in writing. State the name(s) of the parties involved, explain the problem, provide the date(s) of the occurrence and describe the steps that have been taken to correct the situation. Forward your signed complaint to Brentwood Forest Condominiums, 1401 Thrush Place, or drop it in the slot next to the front door. Complaint forms can be obtained from the Brentwood Forest Website or call the office for a copy to be mailed to your residence or forward by email or fax.
DECKS/PATIOS & PORCHES	<p>No clothes, rugs, towels, sheets or other items may be visible or hung over deck rails or any portion of the common elements on or about the exterior of the building, including, but not limited to, decks/patios. Only patio furniture and decorations may be placed on decks or patios.</p> <p>Children’s swim pools may be used on the deck/patio between Memorial Day and Labor Day. Pools may not be visible from the exterior after the pool season. Toys may not obstruct walkways and must be stored neatly on rear deck/patios only. The number of toys may not appear as a playground. Toys must be removed from the exterior during the winter months, except bikes which may be stored on rear decks only.</p> <p>Sunshades (brown or green) are permitted on rear decks only. Prior approval from the Board of Managers is required before installation.</p>
DECORATIONS	<p>Holiday Decorations may be displayed one month prior to the holiday and must be removed three weeks after the holiday.</p> <p>Decorations may not be attached in any way that causes damage to the vinyl siding, doors or building. Large hooks, tape or similar fasteners may not be used. Nails may be placed in wood only and not in the vinyl siding. Electrical cords for displays must be UL standard outdoor cords and may not pose a safety or fire hazard. Request prior approval from the Association office for displays on the common grounds.</p> <p>Wreaths and decorations placed on front doors may not obscure the unit address numbers so the Police/Fire Departments can locate a unit without delay to provide emergency assistance. No decorative lighting is permitted without approval from the Association.</p>
DOOR BELLS, KNOBS, DOOR KNOCKERS AND PEEPHOLES	Installation of any new door bell, door knob, door knocker or peephole is a modification requiring approval prior to installation. Door Modification forms are available at the Association office or on the BF Website.
FENCE	A Fence Modification Application Form must be approved prior to installation for a temporary fence on decks to provide additional safety for children and small pets. The fence must conform to Brentwood Forest’s specifications and must be removed after three (3) months. The owner may request an extension, if applicable.
FIREWOOD	Firewood may be stored on limited common elements (deck/patio) elevated on a metal log rack away from the exterior walls, railings or posts after

RULE/REGULATION	POLICY
FIREWOOD (continued)	<p>September 15th of each year. Only one-quarter (1/4) of a cord is recommended at one time.</p> <p>Any damage caused by excessive weight, termite damage from wood not elevated or removed per requirements shall constitute a violation and a fine and/or repair expenses may be assessed against the Unit Owner.</p> <p>Firewood is a breeding place and source of food for termites. Therefore, firewood must be removed from the premises after the wood burning season and no later than May 30th of each year.</p> <p>Unused firewood may be dropped off and stacked neatly on the north side of the Association office by the “Stack Here” sign.</p>
FLOWERS	<p>Residents are encouraged to plant flowers to beautify the Community. This includes annuals and perennials. No rose bushes or vine plants are permitted. Residents must forward a Plant Application form to the Association office requesting approval prior to planting any flowers. Upon approval, resident agrees to water, weed and care for their plants. Fruit and vegetable gardens are not permitted on the common grounds.</p> <p>Flower pots may not exceed 18” in diameter when placed on the common grounds or limited common elements and may not obstruct access to any units, steps or walkway. The Association, without notification, may remove flowers planted without approval. Annuals and flower pots must be removed from view after the growing season. No empty floral planters or pots may be visible on the exterior of a deck/patio or common grounds after the growing season. Flower pots may not be placed on deck rails unless secured in a removal hanging rack. No nails or screws are permitted.</p> <p>Memorial Trees may be planted upon approval from the Association.</p>
“GARAGE” SALE IN UNIT	<p>Limited sales of personal property are permitted inside your condo. No items may be placed outdoors without approval from the Board. Only one sale a year is permitted in any unit without Association authorization. Refer to the sign policy on the Brentwood Forest Website for sign regulations. A spring and fall community sale is held at the clubhouse.</p>
HEAT POLICY	<p>The Heat Policy requires that each unit owner/tenant shall maintain sufficient heat to prevent pipes in the building from freezing. An automatic fine in the amount of \$200 will be assessed against the unit for each discovered violation of the Brentwood Forest Declaration and By-Laws (Section 18.2-B, <u>Maintenance, Repair and Replacement of Units</u>), if the temperature in a unit is lower than 50 degrees. Review the Heat Policy on the BF Website or request a copy from the Association office.</p>
HOME OFFICE	<p>Residents are allowed to work out of their unit, only so long as no goods, products, supplies or materials are regularly delivered to the unit or stored on the exterior of the unit. Clients, customers, suppliers or others may not regularly call on the unit. No manufacturing, experimenting or commercial storage is permitted in the unit, deck/patio or storage locker.</p>

RULES/REGULATION	POLICY
HOSES/HOSE REELS AND WASHING MACHINE HOSES	<p>Garden Hoses may be used on the common grounds providing that the hose is disconnected from the faucet, neatly coiled after each use in an out of the way, safe location to avoid any injury and that the water faucet is turned off, not dripping.</p> <p>Garden Hose Reels are permitted providing that the stand alone hose reel is placed in an out of the way/out of view safe location.</p> <p>Hoses and Hose Reels must be removed from the grounds by October 31st of each year. The Association will remove unclaimed hoses and hose reels left on the grounds.</p> <p>The City of Brentwood requires steel reinforced hoses installed on washing machines. Damage and expenses caused from unapproved washer hoses may be assessed to the unit owner(s).</p>
LIGHTING (flammable)	<p>No Torches or flammable lighting are permitted on decks/patios/grounds.</p>
MAILBOX	<p>Mailboxes are replaced by the Brentwood Forest Maintenance Department upon request if deemed necessary. Owner's last name may be placed on the lid with white or gold letters, no larger than 1" in size.</p>
MISCELLANEOUS VIOLATION	<p>Violations of the Declaration and By-Laws not covered in this booklet are subject to the Standard Fine Policy.</p>
NOISE/PEACE DISTURBANCE	<p>Living in a condominium community within close proximity of others requires cooperation and consideration of others. Owners and guests of a condominium must therefore conduct themselves in a manner so as not to disturb the peace of their neighbors.</p> <p>Making loud noises by yelling, playing a stereo, TV or musical instruments, pets, parties or any other means that is clearly audible in another unit is not permitted. No appliances, exercise equipment, TV or other noise may be heard especially between the hours of 10:00 p.m. and 7:00 a.m.</p> <p>Complaint forms are available at the Association office or on the Brentwood Forest Website.</p>
OCCUPANCY CHANGES, SALE OR RENTAL OF THE UNIT	<p>Sale of Unit - Unit Owners are responsible to notify the Association Office <u>when a unit has been sold</u>. A City of Brentwood unit inspection is required prior to closing. The owner must forward a Seller Packet to the Association office three weeks prior to their closing or earlier. A \$175 Transfer fee is required along with the required documents before a waiver letter can be forwarded to the title company. Owner(s) are required to notify the Association office within 30 days of any occupancy changes.</p> <p>Unit Rentals - Unit Owners are required to complete a Rental Packet for <u>each new tenant</u>. Forward the completed documents and \$100 Administrative Fee to the Association office prior to the tenant occupying the unit. An Occupancy Permit must be forwarded to the Association office.</p>

RULES/REGULATION	POLICY
<p>OCCUPANCY CHANGES, SALE OR RENTAL OF UNIT (continued)</p>	<p>Fines for failure to forward proper documentation prior to occupancy to the Association office are listed below:</p> <p>Fine Schedule Policy</p> <ul style="list-style-type: none"> • Warning Letter Warning • 30 Days \$ 50 Fine • 60 Days \$100 fine and a \$100 fine on the first of each month thereafter <p>Seller and Purchaser Packets are available at the Association office or on the Brentwood Forest Website.</p>
<p>PARKING</p>	<p>Parking Policy Residents occupying a Brentwood Forest Condominium shall <u>park only one vehicle</u> in a “Prime Parking” space in front of their building.</p> <p>Prime Parking spaces: The parking spaces nearest to the front doors of each building are “prime parking” spaces, reserved for one vehicle from each unit. However, no resident has the right to use a particular “prime parking” space to the exclusion of other units.</p> <p>Example: If there are four doors at your entrance, the nearest four parking spaces entitle each unit to park one vehicle in one of those four parking spaces. Second and third vehicles, visitor’s vehicles and vehicles not driven regularly should not be parked in these spaces. In some areas, spaces are labeled “reserved” to designate “prime parking” spaces. “Prime parking” spaces are not for use of visitors and guests, and residents shall inform their visitors and guests of the Brentwood Forest Parking Policy.</p> <p>Prohibited Vehicles Vehicles which are not in operating condition or which because of mechanical or other defect (i.e.) broken windows, flat tires, leaking gas or oil, not currently inspected, open trunk, rust, severe body damage, unlicensed, etc.) may not be parked on the premises. No trucks or vans rated above ¾ ton or any commercial vehicle, car, truck or other vehicle with advertisement viewable from the outside, RV’s, motor homes, boats, trailers, etc. are allowed (this prohibition does not apply to service vehicles for service calls, or moving vans for any longer than 48 hours during a move).</p> <p>Storage Containers No storage containers are allowed in parking areas without prior authorization from the Association office. The Association office shall have sole discretion on placement and time limits that the container may remain on the premises.</p> <p>Streets, Fire Lanes and No Parking Zones No one may park or leave a vehicle unattended in streets, fire lanes, and driveways or block in another vehicle. No vehicle may be parked in front of the chained gate on Bluebird Terrace.</p>

RULE/REGULATION	POLICY
<p>PARKING (continued)</p>	<p>Handicap Parking Residents who have a special need for an assigned handicap parking space beyond the prime parking space (i.e. wheelchair accessible or for medical reasons), may apply for a handicap parking space by requesting a tag or handicap license plate from the Missouri Department of Revenue. A Brentwood Forest Handicap Application Form must be completed and forwarded to the Association Office. The Handicap Application form will be submitted to City Hall requesting a handicap sign be installed in a designated/approved parking space. Only the resident's vehicle properly displaying the handicap sticker or handicap license plate may park in this handicap parking space.</p> <p>Towing/Fines The Board of Managers/Association office has the right to have a vehicle in violation of any of the parking provisions towed at the expense of the Unit Owner or vehicle owner.</p> <p>The Board/Association may assess a fine for any violations of the Parking Policy.</p>
<p>PETS</p>	<p>The Association permits dogs, cats, birds, or other pets subject to Board approval and the following rules and regulations.</p> <p>Pet Registration Dogs and cats must be registered with the Association office. A Pet Application form completed by a veterinarian and applicant, a picture of your pet and a \$35 application fee or \$50 for two pets is required prior to the pet's occupancy. Failure to register a pet will incur the following fines.</p> <ul style="list-style-type: none"> • Within 30 days of pet's occupancy Warning Letter • Within 30 days after the warning letter \$ 50 fine • Within 60 days after the warning letter \$100 fine • See Unapproved Pet Policy below <p>Pet Rules and Regulations</p> <ul style="list-style-type: none"> • No more than two (2) pets are allowed per unit, including any combination of small dog, cat, bird or other household animals (not including fish). • Any unit owner who desires to keep any pet (permanently or temporary) must first provide the Association with a completed Pet Application /Registration form completed by a veterinarian for review and approval of the Association/Board of Managers. • Approval of all dogs (except those present before June 1, 1998) is subject to the Board making a determination that the breed of dog for which a unit owner is seeking approval does not normally exceed a maximum weight of 40 pounds when fully grown. (See Unapproved Pets). • Pets are not allowed to be unattended on patios, decks, porches or on the common elements of the condominium community.

RULE/REGULATION	POLICY
PETS (continued)	<ul style="list-style-type: none"> • Pets are required to be leashed when outdoors and not allowed to roam free on the common grounds. • The unit owner is responsible for immediately picking up and disposing of any animal waste matter deposited in common areas. • Pets may not be permitted to defecate or urinate on the decks or patios and the pet owner must be present with their pet to monitor their pet(s) behavior when the pet is on a deck or patio. • No chains, runs, cages or doghouses are allowed on decks/patios or the common grounds. • <p>Unapproved Pets Unapproved pets that exceed the 40 pound weight limit will be assessed an automatic \$100 fine and a \$30 fine on the first of each month thereafter until the Association office is notified in writing that the dog no longer resides in Brentwood Forest. Pets in violation of the 40 pound weight limit requirement that were approved in a unit prior to June 1, 1998, and that were specifically grandfathered at that time, are not subject to pet fines for violation of the 40 pound weight requirements. Once any grandfathered dog is no longer at the Unit, the Unit Owner may be subject to fines if any other dog in violation of the 40-pound weight limit requirement is kept at the Unit.</p>
SATELLITE DISH/ANTENNA	<p>A Satellite Regulation and Registration form must be completed and forwarded to the Association office. Dishes must be installed in accordance with BF’s satellite guidelines. Forms are available at the Association Office or on the Brentwood Forest Website.</p>
SIGNS	<p>All Occasion Signs All Occasion Signs (birthday, baby, anniversary, welcome home, etc.) are permitted for a 24 hour period upon prior approval from the Association office. Nails may be placed in wood only.</p> <p>Condominium For Sale-For Rent Signs For Sale or For Rent Signs, balloons or other markings of similar nature may not be placed on the common ground or in such a manner so that they are visible from the interior or exterior of a condo or vehicle. An automatic \$50 fine will be assessed against the Unit Owner for sign violations. and a \$100 fine for each offense thereafter. Unapproved signs may be removed without prior notice.</p> <p>Owners selling their condo may obtain an”Open House” magnetic door sign from the Association office during normal office hours. The sign may be placed on the front door during the hours of the open house only. A \$10 deposit fee is refunded when the sign is returned to the Association office. A notice may be placed on the Community Board with the date and time of your “Open House”. Call the Association office for details.</p> <p>Miscellaneous Signs (Estate/Misc. Items - One day only) No signs are permitted to be posted visible from the interior or the exterior of the condo, common grounds or visible from a window or vehicle adver-</p>

RULE/REGULATIONS	POLICY
SIGNS (continued)	<p>tising items for sale in a condo. No sales are permitted on the common grounds or visible from a window or vehicle advertising items for sale in a condo. No sales are permitted on the common elements or on the grounds without prior approval from the Board of Managers/Association office. An automatic \$50 fine will be assessed. The Association holds a spring and fall community sale at the Brentwood Forest Clubhouse.</p> <p>Political/School Board Signs Four Political/School Board Signs (18 X 14) may be posted in four locations designated by the Association office. Signs may be posted two weeks prior to an election upon approval from the Board/Association and signs must be removed from the grounds the following the election. No signs may be visible from the interior or exterior of a unit or the common grounds without prior approval from the Board of Managers.</p> <p>Security Signs/Security Systems Security signs <u>may not</u> be placed or posted on the grounds. Security Stickers (5" X 5" maximum) may be placed on glass only (storm door or a window). Security Systems are permitted providing that no wiring is exposed on the exterior of the unit.</p> <p>Vehicle For Sale Signs For sale signs may not be visible from vehicles parked on the premises. Signs may be removed without notice by the Association. A notice or flyer may be placed on the Community Board at the corner of Wrenwood Lane and High School Drive on the back side of the board.</p>
SOLICITATION	No solicitation is permitted in Brentwood Forest without prior approval from the Board of Managers/Association office. This includes door to door sales, advertising, etc. A permit is required from the City of Brentwood.
STORM/SCREEN DOORS	<p>Storm/Screen doors are modifications requiring prior approval from the Board of Managers/Association office prior to installation. Storm doors shall be white, unless an approved brown storm door(s) has been previously installed on your building.</p> <p>Storm Door Application forms are available at the Association office or on the Brentwood Forest Website.</p>
TRASH	<p>Household Trash Schedule Regular trash is picked up on Mondays and Thursdays. Recycling is picked up on Mondays. On holidays, trash is picked up one business day after the holiday. Trash pick up dates are printed on the last page of the Brentwood Forest newsletter. If you are going to be out of town, call the office to make arrangements for alternate trash disposal.</p> <p>Trash Pick Up Hours Trash must be placed <u>at the curb</u> prior to 7:00 a.m. on trash pick up days or after 7:00 p.m. the evening prior. When day light savings changes in October, trash may be placed at the curb after 5:00 p.m. In April, when day light savings time changes, trash must be placed at the curb after 7:00 p.m.</p>

RULE/REGULATION	POLICY
TRASH (continued)	<p>Paper bags and plastic grocery bags may not be used for trash. Pizza boxes, soapboxes/bottles, shoeboxes and small items must be placed in a trash bag tied securely or in a trash container with a lid. Residents are required to retrieve their trash container(s) from the grounds as promptly as possible.</p> <p>Residents are encouraged to store containers in their storage locker or on the rear/side deck. No containers may be placed behind bushes, under decks or anywhere on the common grounds. Trash must be set out at the curb weekly for pick up.</p> <p>Large Appliances For appliance pick up, call any hauler of your choice or Appliance Recyclers at (314) 832-4581. The City of Brentwood picks up large household items (furniture, beds, etc.) on the fourth Friday of each month. A nominal fee is charged for pick up. Large items such as major appliances, furniture, must be picked up within twenty-four (24) hours to avoid an automatic \$100 fine. A courtesy may be made to the responsible party, if known, to remove the item(s).</p>
TRESPASSING	<p>No trespassing inside locked, fenced or chained areas or any of the Association buildings or basements. The fenced-in pool area is off limits when the lifeguards are not present or the gates are locked. No admittance to the clubhouse, other than for Association activities or in accordance with the Clubhouse Rental Agreement.</p> <p>Fine Schedule</p> <ul style="list-style-type: none"> • 1st Offense \$100 fine • Subsequent Offense \$200 fine along with the loss of privileges for up to one year <p>Violator(s) may be subject to criminal prosecution.</p>
VEHICLES	<p>Vehicles that are not in operating condition, i.e., broken windows, flat tire, leaking gas or oil, not currently inspected, open trunk, rust, severe body damage, unlicensed, etc. may not be parked on the premises.</p> <p>No vehicles rated above ¾ ton are permitted. Commercial vehicles, cars or trucks or other vehicles with advertisement viewable from the outside are not permitted. No trailers, horse trailers, boats, RV's or mobile homes are allowed on the premises. No ladders, appliances, signage or other items may be visible from a vehicle.</p>
WINDOW TREATMENT	<p>All window treatments visible to the exterior, (blinds, curtains, drapes, shutters, etc.) must have a white or off white appearance from the exterior.</p>
WIRING	<p>No wiring is permitted on the exterior of a building for any reason without prior Board approval.</p>