

Bedford Park at Tradition Homeowners' Association, Inc.

Bedford Park Rules and Regulations

The purpose of these rules is not to anticipate all acceptable and unacceptable behavior in advance or to eliminate all improvements or activities that fall outside of "the norm". Instead, they are intended to inform residents of the basic expectations of your Board and ACC committee regarding the adherence to rules that have been established to protect each Unit owner's enjoyment of life in the Bedford Park Community.

1-General Restricted Activities - Unless expressly authorized, and then subject to such conditions as may be imposed by the Board, the following activities are prohibited:

- a. Parking of commercial vehicles or equipment, mobile homes, recreational vehicles, golf carts, boats or other watercraft, trailers, storage vehicles, or inoperable vehicles in places other than enclosed garages; construction, service and delivery vehicles shall be exempt from this provision during normal business hours for such period of time as is reasonably necessary to provide service or to make a delivery to a Unit or Common Area; parking of any type of vehicle on streets that do not have curb cuts designated for that purpose;
- b. Raising, breeding, or keeping animals except that no more than 4 dogs, cats, or other usual and common household pets may be permitted in a Unit. However, those pets which are permitted to roam free, or, in the Board's sole discretion, make objectionable noise, endanger the health or safety of, or constitute a nuisance or inconvenience to the occupants of other Units shall be removed upon the Board's request. If the pet owner fails to honor such request, the Board may remove the pet. Dogs shall be kept on a leash or otherwise confined in a manner acceptable to the Board whenever outside the Unit. Pets must be registered, licensed, and inoculated as required by law;
- c. Any activity that emits foul or obnoxious odors outside the Unit or creates noise or other conditions that tend to disturb the peace or threaten the safety of the occupants of other Units.
- d. Outside burning of trash, leaves, debris, or other materials;
- e. Pursuit of hobbies or other activities that tend to cause an unclean, unhealthy, or untidy condition to exist outside of Unit or within vision of other Unit owners;
- f. Any noxious or offensive activity which in the reasonable determination of the Board tends to cause embarrassment, discomfort, annoyance, or nuisance to persons using the Common Area or to the occupants of other Units;
- g. Other than that required by the Association, on-site storage of fuel, except that a reasonable amount may be stored on each Unit for emergency purposes and the operation of tools or equipment;
- h. Any activities which disturb or destroy the vegetation, wildlife, wetlands, or air quality or which use excessive amounts of water or which result in unreasonable levels of sound or light pollution;
- i. Conversion of any garage or exterior space to a finished space for use as an apartment or other integral part of the living area of any Unit;
- j. Any modification of anything, permanently or temporarily, on the outside portions of the Unit, whether such portion is improved or unimproved, except in strict compliance with the provisions of Article XIII of the Declaration - Architectural Control Committee. This shall include, without limitation, signs, basketball hoops, swing sets and similar sports and play equipment, clotheslines, woodpiles, dog runs, animal pens, garbage cans, hedges, fences, walls, above-the-ground pools, fences, docks, piers, and similar structures, and satellite dishes and antennas.
- k. Tampering, adjusting, or touching sprinkler monitoring equipment installed and maintained by the Association; Unit owner will be held responsible if the Board determines that landscaping deterioration has occurred due to a violation of this clause;
- l. Use or discharge of any radio, loudspeaker, horn, whistle, bell, or other sound device so as to be audible to occupants of other Units, except alarm devices used exclusively for security purposes;
- m. Use and discharge of firecrackers and other fireworks or firearms; however, the Board shall have no obligation to take action to prevent or stop such discharge;
- n. Any activity that violates local, state, or federal law or regulations; however, the Board shall have no obligation to take enforcement action in the event of a violation;

- o. Accumulation of rubbish, trash, garbage, except on regular pick up days, and then only in approved containers (containers may be put out the night before pick up and must be put out of sight immediately after each pick up).
- p. Commercial moving vans, containers, or receptacles of any kind used in connection with a move into a residence for delivery of furniture or other personal items shall only be permitted to remain outside the residence for 1 overnight period, unless otherwise approved by the Board in writing.
- q. No owner/renter of a Unit may or permit any assembling or disassembling of motor vehicles except within his own garage. Each Unit owner is required to clean his driveway of any oil or other fluid discharged by his motor vehicle.
- r. All complaints regarding the management of the Association property, the action of Unit owners/renters, their families, guests, or invitees shall be made in writing to the Association and must be signed by the complaining Unit owner.

2-Pool and Pool Area - The Bedford Park Pool facility may be used only by homeowners, tenants, and their invitees. Admittance is accessed by an assigned magnetic keycard. Authorized users must sign in and be in attendance when invitees are present. Children under the age of 16 must be accompanied by an adult at all times. Abuse of the swimming pool facility and its equipment may constitute grounds for immediate restriction of use and deactivation of keycard. Pool hours are from dawn to dusk. Use of pool is at your own risk.

a. **Conduct** - At NO time may a homeowner, tenant, or any invitee cause a nuisance or disturb the peace, quiet, comfort, safety, or security of other occupants or the surrounding property. Smoking of any kind is not permitted. Any noxious or offensive activity which in the reasonable determination of the Board tends to cause embarrassment, discomfort, annoyance, or nuisance to persons using the Pool facility or to the occupants of surrounding Units is prohibited. Use of radios, CD players, tape decks, or other sound emitting devices is prohibited if *any* occupant of the Pool facility objects. Diving is not permitted under any circumstances. Pool hours and all posted signs must be strictly observed.

b. **Pool Area Amenities** - Tables, chairs, or any Association equipment of any kind may not be removed from the premises. All such equipment must be returned to their original set up position after use.

c. **Responsibility** - Each homeowner and/or tenant is responsible for any and all damages caused either directly or indirectly by themselves or their invitees. Costs will be assessed to them directly.

d. **Prohibited Entrance** - The following may not be brought or used anywhere within the Pool Facility Area:

- any pet or animal of any kind.

-bicycles, skateboards, roller skates, in-line skates, scooters, or any equipment with wheels.

-any type of ball or floatation device, except for arm floats and "noodles".

-alcoholic beverages and food of any kind.

e. **Sanitary Requirements** - Young children or adults needing appropriate rubber pants or "swimmies" are required to wear them both in and out of the pool. All suntan lotions, hair conditioning products, etc. should be showered off before entering the pool.

3-Prohibited Conditions - The following shall be prohibited at Bedford Park at Tradition:

a. Plants, animals, devices, or other things of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the order, beauty, or enjoyment of Bedford Park at Tradition;

b. Structures, equipment, decorations, or other items on the exterior portions of a Unit which have become rusty, dilapidated, or otherwise fallen into disrepair;

4-Fees - The Board may initiate reasonable fees to cover costs encountered in the following:

a. Application and registration of new homeowners and/or tenants.

b. Use of Clubhouse and/or Pool Facility

c. Issuance of additional keycards

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