

COMMUNITY RULES FOR BROCKINGTON SQUARE

rev2020

1. **Pets:** Only 2 pets allowed per unit. Pets must be under 15 pounds each and vaccinations current. Pets must be on a leash at all times when in common areas. Please pick up after your pets. Dispose of pet waste by placing in a bag and put in your trash can only. Use of other receptacles is prohibited. DO NOT feed strays or feral animals. Call Animal Control immediately if you are aware of an issue.
2. **Vehicles/Parking:** You are provided one reserved/numbered parking space per unit. All vehicles must be registered, insured and have current tags. Parking is only allowed in designated areas. Per Article XIV, Item 16 of the Declaration, disabled and stored vehicles are prohibited. Boats, trailers, RV's, motorcycles, mopeds, golf carts, trucks with a capacity of one ton or more, and vehicles primarily for commercial use are also prohibited. Commercial vehicles servicing the common elements, or any specific unit are allowed during normal business hours. You are not allowed to perform mechanical work on vehicles on site. Violators will be cited, and vehicles will be towed at owners expense within 24 hrs if not in compliance.
3. **Trash/Liter:** Do Not Litter! Pick up any trash you drop. Pick up any trash you see. Do not throw cigarettes or cigar butts in the parking lot or common areas. All trash and recycling must be placed in the proper receptacle for your unit. Do not use bins designated for another unit. Placing discarded household items/furniture in the common areas is prohibited. Loose items and trash bags are not allowed to be placed randomly in the trash areas. You are not allowed to store trash cans, bags or recycle bins on front or rear porches. Receptacles should only be placed in designated areas.
4. **Noise:** Excessive noise will not be tolerated! Please be a good neighbor. If music, TV, conversation, etc. can be heard outside of your vehicle or unit, it is too loud. Call Police at 351-3400 to report noise violations/disturbances. Repeat offenders will be cited and fined.
5. **Patio/Stairs:** Patio light bulbs must be white or amber in color. Small furniture and potted plants are allowed on the patio/porch. You are not permitted to block entry/exit to any common area elements. You are not allowed to use the front or rear porches for general storage, this includes but is not limited to boxes, tires, appliances, mops/brooms, cleaning supplies, clothing, discarded household items and furniture. Bicycles may be stored on the back porch. Storing on the front porch or in common areas is prohibited. Nothing can be stored, attached, or placed on or under the stairs of each building.
6. **Grills/Fire Pits:** Fire Pits are strictly prohibited. Grills may only be used away from the building per the fire code and must always be attended when in use. Grills cannot be stored in common areas outside the building. They may be stored on back porches once properly cooled. Grills cannot be stored on the front porch.
7. **Plants/Trees/Grounds:** Maintenance of the grounds and associated trees, shrubs, etc. is handled by our landscape vendor. Pruning, removing, or altering the landscape is prohibited. Planting in front of individual downstairs units may be allowed with Board approval only. All changes must be in keeping with the existing landscape. Vegetable gardens and plants are not permitted in ANY area of the community.
8. **Decorations:** Holiday decorations are allowed during the month the holiday falls. Christmas decorations are permitted from Thanksgiving to January 10th. Decorations must be confined to patios, doors, and windows. You are not allowed to attach anything to the outside of the buildings.
9. **Signs/Cable Dish/Flags/Etc:** Nothing is to be hung or attached to the outside of the buildings, railings, windows, or roofs. This includes but is not limited to, satellite dishes, cable antennae, signs, banners, flags, etc. Any damage from attaching items to the building will be the responsibility of the unit owner found in violation. For Sale/For Rent signs are strictly prohibited. No signs may be placed in windows, on doors, in flower beds, or other common areas.

These rules are provided as a general overview of the governing documents of the association. This is in no way a full and complete representation of all rules, restrictions, covenants, or by-laws. All governing documents can be found on the association website, www.brockingtonsquare.com. Owners will be cited then proper action taken and/or fines assessed if found to be in violation of these rules and regulations. Non-compliance by tenants is grounds for revocation of owner leasing permits.