

Beacon Meadows Property Owners Association

REASONABLE RULES AND GUIDELINES FOR HOMEOWNERS

Whereas it is the duty of the Board of Directors to enact reasonable rules and levy monetary penalties for the failure to comply with the By-Laws and **Covenants, Conditions, and Restrictions**, (CC&R's), of the Beacon Meadows Property Owners Association, and

Whereas membership in the Beacon Meadows Property Owners Association, is mandatory and not voluntary.

Therefore the following rule and guideline have been adopted for the use and good of all the Homeowners, for the use and good of all committees and enforcement by the Board of Directors. They do not replace the CC&R's which remain as the ultimate governing laws of our Association.

I. Improvements

For the purpose of this section, improvement is defined as external painting or staining, window or door replacement (including garage doors), and building additions, attachments or modifications and major landscaping or re-grading. All exterior repairs, replacement or improvements to the home or lot **does require** approval from the Beacon Meadows Architectural Committee.

A. Repainting, re-stuccoing or staining the exterior of the home **does** require an application for approval by the Beacon Meadows Architectural Committee

B. Replacing garage doors with roll up wood or metal, with or without windows **does** require an application for approval by the Beacon Meadows Architectural Committee.

C. Replacing a mail box/post **does** require an application for approval. Mail Boxes must also be compliant with Postal Service requirements.

E. Roofs, rain gutters that need to be replaced, repaired or added must blend and match with trim color. They **do** require an application for approval.

F. Satellite dishes and antennas of any type **do** require an application and approval by the Beacon Meadows Architectural Committee **before** installation. Location of the dish or antenna is paramount for appearance and operation for the homeowner and for Beacon Meadows.

G. Driveway repair or replacement **does** require an application for approval by the Beacon Meadows Architectural Committee.

E. Installation or placing of recreational or play equipment **does** require approval of the Beacon Meadows Architectural Committee.

F. Construction or reconstruction of a deck **does** require approval of the Beacon Meadows ARC.

II. Following are guidelines for maintaining the esthetic appearance of our tract:

A. Lawns

1. Water and fertilize to maintain a healthy appearance.
2. Trim and cut regularly for a neat appearance.
3. Lawns should be reasonably weed-free.
4. Repair excessive brown areas. - Excessive is an area, or areas, exceeding two (2) square feet i.e. 24" by 12"

B. Shrubs and trees

1. Shrubs and trees are to be kept neatly trimmed and not allowed to excessively encroach upon driveways and/or sidewalks.
2. Shrubs immediately in front of windows facing the street must not be allowed to cover any portion of the windows.

C. Ground cover.

1. Keep ground cover plantings reasonably free of weeds.
2. Keep ground cover planting beds healthy to maintain 90% coverage of the area of the slope or planting bed.
3. Trim ground cover for a neat appearance.

D. Driveways

1. Must be kept free of excessive grease, oil, rust, paint or any other stains.
2. No storage bins, trailers, sport equipment, or stored vehicles.

E. House and garage paint or stain must be renewed when 10% to 15% of the trim, door or wall is bare, discolored or peeling. For example, if only the garage door is in need of renewing, or only the front fascias, or only the front window trim -- then only that area will be cited and subject to renewal.

F. Windows and doors (including garage doors) must be kept in good repair.

G. Rain gutters must be kept in good repair.

H. Trash containers must not be visible from street or neighboring property. No rubbish, trash or garbage can be allowed to accumulate.

III. Visual Inspection Requirements.

From time to time the Architectural Committee will conduct exterior audits of the homes in the Association. This audit will be based on how the following affect the values of the homes in Beacon Meadows.

- A. Painting on exterior of house
- B. Condition of Decks & Patios
- C. Location of Antennas
- D. Gazebos and shade structures
- E. Installing new roof
- F. Adding a room or second story
- G. Installing solar panels
- H. Windows/doors

Other Considerations

Erosion Control

Each resident is responsible to ensure that their lot area is protected from erosion and that storm drain culverts are not blocked, which will cause erosion problems and promote silt in the lake, ponds, ravines, and streams.

Exterior Appearance

Property owners are responsible for maintaining the exterior of their dwellings and any other structures on their lots, such as decks, fences, sheds, and playground type equipment. While it is difficult to provide precise criteria for what the Association deems as unacceptable condition, the information included here is meant to give you a guideline.

Most property owners, undoubtedly, would not allow any of the above conditions to exist, as they seek to preserve and protect their investment in their homes and to limit their personal liability by keeping all improvements on their lots in good condition. The Association expects that all property owners will do this necessary maintenance to prevent any of the cited conditions from occurring.

Flagpoles and Flags

Flagpole staffs for display of the National Ensign or decorative flags do not need ARC approval if they are attached horizontally or at an incline to a wall or pillar of the house.

Freestanding flagpoles for display of the National Ensign must be approved by the ARC. They should not exceed 25 feet in height and must be placed in such a manner as to minimize the impact on adjacent lots.

The display of flags will be in good taste. For general information on how to properly display the National Ensign please enter "Federal Flag Code" as keywords for search on your Web browser.

Hot Tubs and Jacuzzis

The homeowner's application for a Jacuzzi or hot tub requires a site plan showing relation of proposed hot tub or Jacuzzi to adjacent property lines, applicant's house and adjacent houses. The following should be included with the application: a photograph and/or sketch of proposed hot tub/Jacuzzi, details of color, material dimensions, and planned privacy screening and/or landscaping.

Landscaping

Property owners should exercise care in the planting and maintenance of trees and shrubs to prevent obstruction of sight lines required for vehicular traffic. In addition, take into consideration the Beacon Meadows OPEN SPACE Concept, as well as the view of neighboring houses and the shade patterns created by large trees in your landscape plans.

Landscape water features will have provisions for avoiding stagnation, and will at all times be maintained to provide pest control and avoid unsightly algae buildup. Drainage will not adversely affect adjacent properties.

Pools

Only in-ground swimming pools will be considered. Pools are to be located on the side of the house opposite the roadway. A fence four (4) to five (5) feet in height and of the open type, compatible with the design style of the house may be required to enclose a pool used for swimming and for screening pool equipment. Approval of the fence is contingent upon completion of the pool. Appropriate landscaping may be required to lessen the impact of the pool and fence. All Plymouth Township and Wayne County rules and regulations, pertaining to pool construction and pool safety requirements, must be strictly followed.

Recreation and Play Equipment

The following standards are an effort to reconcile the need for play equipment with the goal of minimizing its visual impact. Careful thought should be given to location and kinds of equipment the homeowner plans to install. Recreation and play equipment must be sited in an unobtrusive location minimizing visual impact from the road, lake, or adjacent properties. Consideration must be given to the placement of equipment based on lot size, equipment size, colors and design, the amount of visual screening available, etc.

General

No public or private nuisance or activity that may become an annoyance or nuisance to the neighborhood shall be permitted on any lot. Each homeowner shall keep the exterior of his/her home maintained in a neat and orderly manner. There shall be no accumulation of trash or rubbish. All equipment, woodpiles and other storage shall be kept concealed from view of neighboring properties and streets. Each homeowner shall place and keep all trash and garbage in covered containers. Except for the period directly prior to and following trash pickup, trash containers shall be kept within the garage.