

A Summary of the Covenants and Rules of
the Middlebridge Village Community

Prepared by the Board of Directors

Issued January 1, 1988
Revised May 7, 1991, April 20, 1994 and May 21, 2008

The following is a highlight / summary of the covenants and rules that govern our community. This summary is intended to give everyone a handy reference to the covenants and rules so that we will all know what is expected of us and our neighbors.

This document should not be viewed as superseding the recorded covenants, but rather as a supplement to them. In this regard, you will note that the summary only covers the matters on which the greatest number of questions arise. If and where conflicts arise, the language of official covenants will govern.

Covenants and Rules Governing Physical Changes in or Improvements to Your Property.

As a general rule, any planned change in the outward appearance of your house or property requires the advance approval of the Middlebridge Village Homeowners Association, Inc. (HOA) acting through its Architectural and Environmental Review Committee (AERC).

Examples of changes or improvements which require advance approval include, but are not limited to: color changes on any portion of the exterior of your house, as well as your deck and fence; the installation of a storm door; addition to the house, addition of a sun room or deck; the erection of fences; and, the erection of playhouses.

It should be noted that some changes or improvements are completely prohibited, including, for example, the erection of sheds and doghouses.

Requests for approval or questions regarding the approval process should be directed to the current management company. Requests will then be forwarded to the appropriate person or committee. If there is any doubt in your mind whether a proposed change or improvement requires advance approval, it is incumbent upon you to seek the advice of the AERC for guidance.

A request for approval must be submitted in writing and should provide detailed information regarding the proposed change or improvement including, but not limited to: a description of the proposed change or improvement with drawings or pictures if available; a complete statement of the design specifications for the change or improvement including the type and grade of materials to be used; and the proposed time frame for the beginning and completion of the work.

Please note that the AERC has 60 days from the date of submission of a request for approval in which to notify you of the action taken on your request, so you must plan any proposed change or improvement well in advance to allow for the approval process. Furthermore, you should be aware that the initial action of the AERC may take the form of a request for additional information.

The AERC will apply the rules and standards contained in the covenants, as further elaborated in this summary.

Factors that the AERC can legitimately weigh in considering a request and conditioning an approval generally include: the location of the improvement with relation to the site; the architectural fit to the rest of the community, the type and quality of the materials to be used; the manner of construction; the time frame in which the work is to be begun and completed; and neighbor input.

The AERC and HOA approval does not imply County or other regulatory approvals. The homeowner is responsible for ensuring that all improvements meet County code and zoning, and is responsible for securing all required building permit(s).

The denial of a request for approval or the imposition of conditions on an approval can be appealed to the Board of Directors.

Any change or improvement requiring advance approval that is undertaken without such advance approval can lead to sanctions, including the forced removal of the unauthorized change or improvement and civil liability.

Below is a summary of the covenants and rules that govern various specific types of changes and improvements.

Color Changes - All color changes on the exterior of your house, as well as decks and fences, require the advance approval of the AERC.

Storm Doors - The addition of storm doors requires the advance approval of AERC. The standard adopted by the AERC and ratified by the Board limits approval to "full view" storm doors which are of a neutral, matching or complementary color with respect to the color of the house and the primary door.

Decks - The construction of all decks requires the advance approval of the AERC.

Fences - The construction of all fences requires the advance approval of the AERC. As a general rule, wooden fences not exceeding six feet in height are allowable on single family lots, subject, of course, to AERC review and approval. Also, as a general rule, fences, other than those already erected, are not allowed on townhouse lots. Fences must be behind your front building line of the house. All support timbers, if they must be on one side or the other of the fence boards, must face the interior of your Property. Chain link or other freestanding metal fencing is specifically prohibited except surrounding the HOA's pool and tennis court areas.

Playhouses - The construction of playhouses requires the advance approval of the AERC. In general, playhouses will be allowed if they do not exceed five feet along any dimension and have a finish of natural or stained wood, or are painted the same color as your house. Play equipment and toys may be stored in playhouses, but lawn and garden equipment may not.

Swing Sets and Sandboxes - The construction of swing sets and sandboxes does not require the advance approval of the AERC, subject to the limitation set forth in the covenants that they be placed in back or side yards behind your front building line of the house.

Storage Sheds and the Like - The construction of storage sheds for the storage of lawn and garden equipment is expressly prohibited.

Doghouses and the Like - The construction of doghouses, runs, kennels or other animal enclosures is expressly prohibited.

Lawn Ornaments and the Like. Decorative lawn ornaments are expressly prohibited.

Gardens and the Like. As a general rule, vegetable and flower gardens and the planting of trees and shrubs do not require the advance approval of the AERC. Vegetable gardens, however, are restricted to back and side yards. In addition, trees and shrubs cannot be planted in a location or manner that will interfere with easements or sightlines for vehicular traffic on roadways or driveways.

Signs - Signs, except those erected and maintained by the HOA, are generally prohibited. Signs that are allowed are limited to the following: one temporary real estate sales sign not to exceed six square feet in area, placed upon a property for sale; one unilluminated sign not exceeding two square feet in area, attached to the dwelling in which a professional office is located.

Ponds - Definition: A permanent structure to hold water, not considered a swimming pool
To maintain Architectural Harmony and Character of the community, ponds will be limited to: the maximum surface area of all water may not exceed 15 square feet. The maximum depth at any point may not exceed 12 inches. All ponds must receive prior approval.

Swimming Pools - Definition: A permanent or semi permanent structure to hold water. Since all homeowners have access to the community swimming pool, and due to the small and odd lot sizes, it is deemed that construction of swimming pools on individual lots will not be permitted. Note: Children's wading pools are permitted. Hot tubs are permitted provided they meet county regulations, and have prior AERC approval.

Covenants and Rules Governing Use of Your Property

Dogs and other ordinary domestic pets are allowed on your property. Farm animals, or any animals kept or raised in the conduct of a business or trade are not allowed. A persistently barking dog will be deemed to constitute a nuisance and both the HOA and the County will require the abatement of nuisances.

Dogs and other pets must be maintained on a leash when on walks and owners are responsible for picking up and properly disposing their pet's poop.

Trash and trash/recycling containers are to be kept out of sight and off curbs except on the days of trash pickup.

Lawns and landscaping must be maintained in an orderly and neat fashion. No accumulation of litter or refuse is permitted. Lawns must be cut on a regular basis, no less than 7-10 days between cuttings during the growing season. Lawn equipment must be stored out of sight except when in use.

Covenants and Rules Governing Use of Common Areas

The use of all common areas is to be governed by the principles of courtesy and mutual respect. All members of the community, young and old, should conduct themselves accordingly. Foul language, bullying, or any form of physical or verbal attacks on or near any HOA facilities will not be tolerated and will result in the loss of the privileges to use HOA facilities.

The use of the swimming pool is open to all members of the community who are current in their payment of HOA assessments. Pool registrations are issued to full time residents members of each household upon the return of the required registration form each year. Each household may bring two guests at anytime.

Continued use of the swimming pool is conditioned upon obeying the rules of the pool as established by the HOA and the pool staff.

The use of the tennis court is open to all members of the community who are current in their payment of HOA assessments. Rules relating to reservation and use of the tennis court are posted by the gate to the court.

No bicycle, skateboard or the like is allowed on the tennis court at any time. Continued use of the tennis court is conditioned upon obeying the rules of the court as established by the HOA.

The use of the all-purpose court is open to all members of the community. Continued use of the all-purpose court is conditioned upon obeying the rules of the court as established by the HOA.

Use of the tot lot is restricted to children of an appropriate age accompanied by a responsible adult.

Annual Assessment Payments and Late Fees

The Board of Directors has adopted the following schedules and penalties for the annual assessments: the annual assessments will be paid in 12 monthly payments (the full assessment may be paid immediately); Any payment that is more that 30 days past due will be assessed a 5 percent late fee; any amount more that 30 days past due will be charged interest at the rate of 1.5 percent each month; a lien will be filed against any property with an assessment payment more than 90 days past due.

General Vehicle and Parking Policies and Rules for public and private streets

- a) The HOA assumes no responsibility for damage done to vehicles parked within the community.
- b) All motor vehicles shall display valid license tags and be maintained in proper operating condition so as not to be a hazard or be a nuisance by noise, exhaust emissions or appearance.
- c) Vehicles may only be parked in designated spaces, driveways, and public streets (as permitted by county and state law) and may not impede or block HOA or public sidewalks.
- d) The parking of vehicles over 3/4 ton, junk vehicle, trailer, camper, house trailer, boat, motorhome or the equivalent other than in garages is expressly prohibited both in private driveways and on common property and public roadways.
- e) Major repair of vehicles is expressly prohibited in the community. Repairs for general maintenance of a resident's personal vehicle are permitted. All vehicle maintenance shall be completed within 24 hours.
- f) Any vehicle in violation of the rules listed here or in the Covenants shall be subject to towing at the vehicle owner's risk and expense.
- g) Owners of homes are responsible for the vehicles of his (her) guests/tenants and ensure his (her) guests/tenants observe these rules and regulations.
- h) The posted speed limit on all public streets within our community is 25 mph.

Additional Private Street Vehicle and Parking Policies and Rules

- a) Black Walnut Court, Hickory Hill Lane, Hickory Hill Court, Lantern Hill Court, Valley Bridge Court are all private streets owned by Middlebridge Village Homeowners Association, and are common areas.
- b) Vehicles may only be parked in designated spaces. All areas on the private streets not designated as parking spaces by lineage are considered driving lanes or fire lanes, and may not be used for parking any vehicles.
- c) Each townhome is assigned two (2) parking spaces together with the right of ingress and egress in and upon such assigned parking spaces. Spaces are designated by numbers corresponding to lot numbers.
- d) Owners may request a vehicle parked within his (her) reserved space towed by contacting the management company.
- e) The visitor parking spaces at the beginning of Hickory Hill Lane are unassigned and can be used for guest or pool parking.
- f) No one vehicle shall occupy more than one parking space.
- g) Storing of vehicles is not permitted in visitors spaces. A vehicle that occupies the same space without moving for a period in excess of twenty-four (24) hours shall be considered stored.
- h) The speed limit on all private streets in our community is 10 mph.

The Board of Directors has adopted the following procedures for removing such vehicles: Notices will be placed prominently on a window of the vehicle indicating that it is in violation and that it will be towed. If the vehicle is not moved within 24 hours, it will be towed and the owner of the vehicle will be responsible for all costs for towing and storage.