

**RULES OF THE ARCHITECTURAL COMMITTEE
OF
BRISTOL VIEW HOMEOWNERS ASSOCIATION, INC.**

Pursuant to Section 7.08 of the Declaration of Covenants of the Bristol View Homeowners Association, Inc., the following Rules have been adopted by the Architectural Committee.

1. Exterior Improvement Rules
 - A. All physical improvements shall be made at the risk of the Owner and the Association shall not be responsible for any loss or damage to any physical improvement in the altered area.
 - B. No improvement shall materially alter the existing topography of the property and/or the surrounding area, or adversely impact the existing drainage in and about the area to be improved. The Owner is responsible for assuring that no such effect upon lawn areas, topography or drainage occurs.
 - C. Any area damaged or disturbed by the construction of the proposed improvement shall be restored to its original condition at the sole cost and expense of the Owner. Restoration and repair shall be promptly completed and shall result in the complete restoration of the area to the condition it was in prior to the construction.
 - D. Should an Owner opt to remove any improvement, the Owner shall properly dispose of the materials and shall return the area to original condition, all at the Owners sole cost and expense.
 - E. All plans for changes to any exterior architecture, structure or appearance of a home must be submitted for approval to the Association by the Owner on the Bristol View Homeowners Association's exterior improvement request form. Remember that whatever change you make may impact your neighbors' views. Be considerate of your neighbors.
 - F. No Owner shall alter or change the exterior color of the improvements on his home without prior written consent of the Association. The exterior of all Terrace homes, including trim and doors, are to be repainted using only Association approved paint and stain colors. Decks and porches are to be stained with either the approved siding or trim colors or transparent stain or wood preservative. Redwood and other stains are not to be used. We encourage Owners to submit an exterior improvement request form before painting your home or having it painted so you can be apprised of the approved paint stain and trim colors. Failure to use the approved colors may result in your being required to repaint, using the approved colors. A list of the approved colors and recommended sources is also available from our property manager by email.

- G. Seasonal Decorations or Displays (e.g. Christmas lights, wreaths, banners, flags, signs, etc.) must be removed by April 30th of the following year.
- H. Residents must keep their gutters cleared to avoid clogged drainage laterals and gutter overflows which erode the soil, and weaken Association stone walls.

2. Landscaping Standards

- A. The Association places priority on the appearance of front and side garden areas that are visible from the street. Dead, damaged or overgrown plantings installed by the original builder or the Association will be replaced. Dead or damaged owner-installed plantings in areas visible from the street will be removed but not replaced by the Association.
- B. Common Areas not visible from the street (or which, while visible from the street, are clearly “back yard” areas), are maintained by the Association at a lower level. In these Areas, the grass is mowed, fertilized and treated with pesticide as needed. Foundation beds, around the rear of the home only, will be weed whacked in the same manner as garden beds visible from the street, but they will not be mulched or maintained in any other way. The edge of the Limited Development District (LDD and also commonly referred to as “forever wild”) Areas will be maintained in a manner to avoid encroachment into the grassed area and to remove trees or limbs which represent a danger of damage to a home.
- C. Owners are responsible for maintaining all garden areas not visible from the street, whether they were installed by the current Owner or a previous Owner, to assure that they are not unsightly to their neighbors and do not block neighbor’s views. Should an Owner fail to adequately maintain such Areas in the judgment of the Association, the Association may maintain the Area and charge the maintenance cost to the Owner.
- D. All plans for changes to any landscaping around your Terrace home must be submitted for approval to the Board on the Bristol View Homeowners Association’s exterior improvement request form. Remember that whatever change you make may impact one or more of your neighbor’s views. Be considerate of your neighbors in planning such areas. We strongly recommend that you review any such plans for areas which will be visible to your neighbors with the affected neighbors before submitting them for approval.
- E. Owners are not allowed to expand back yards into or clear the Limited Development District areas behind homes. These Limited Development Districts (LDD) “forever wild areas” were part of the Town approval for the community and must be left as is. Owners are not allowed to alter such areas in any way without the approval of the Association Board.

- F. If, after completion of an improvement, an approved landscaping improvement must be disturbed to allow maintenance of any Association, Town or other community facility or service, the Association shall not be responsible for any damage done to such improvement, nor shall the Association be required to return the improvement to its condition before the required maintenance.
- G. To facilitate lawn care, no exterior improvements shall be allowed which would create narrow (less than 4' wide) or dead end areas that cannot be mowed with equipment currently in use. No plantings, bird feeders, lighting appliances or other items shall be placed in such a way that it restricts passage from one backyard to the next backyard or from front yard areas to back yard areas to a width of less than 4' without Association approval.
- H. Vegetable plants are not allowed in areas visible from the street, but, upon approval by the Association, a limited number of vegetable plants may be placed in the rear of a home only in locations not visible from neighboring homes. We suggest planting such vegetables in pots.
- I. Owners must not add plantings to berms or eyebrows without Association approval. We are trying to maintain a consistent look throughout the community.
- J. The Association will mow existing lawn areas only - no further. Where the landscaping crew deems it unsafe, mowing will be discontinued.
- K. Owners who, because of sprinkler systems or applying extra fertilizer, require mowing more than once a week, should contact our landscaping contractor to arrange for extra mowings at the Owner's cost or mow it themselves.
- L. If, for the convenience of the Owner, the Association approves moving an Association planting, that item becomes the property of the Owner. The Association will not replace such plantings if they die.

3. Penalties

- A. All rules shall be enforced by giving the owner an initial written warning and request to comply. Subsequent violations shall carry a penalty of up to \$100 per day or 1/2 of the monthly assessment per day, whichever is larger. Such amounts will become a lien if not paid, in the same manner as maintenance assessments.