

Boulder Brook Homeowners Association Overview of Rules and Regulations*

To the homeowners of the Boulder Brook Association – The rules of our association have been developed to maintain a level of quality and consistency throughout our community. This document is being provided as an overview based on common questions received by the board and property manager. This document is not all encompassing. For a comprehensive outline of association bylaws and covenants, visit <https://gullingproperty.com/association/BoulderBrookTownhomes>.

1. Monthly HOA dues are due by the first of each month. Any monthly dues not paid by the 25th of the month are subject to additional late charges as outlined in the association bylaws. Annual assessments are due by the first of June (with 30-day grace). Owner accounts will be considered delinquent when past-due amount reaches/exceeds \$750, and the account will be turned over to collections; all attorney and related costs to settle the account will be paid by the delinquent party. Owners who are habitually tardy with dues, fees and/or assessments will be handled on a case-by-case basis.
2. Owners shall be responsible for the maintenance, repair, and replacement of:
 - a. Windows and screens in the living unit
 - b. Doors leading into the living unit
 - c. Deck and patio attached/adjacent to living unit
 - d. Doors and interior surfaces of garage
 - e. Garage doors and mechanicals (including garage door openers)
 - f. Heating and air conditioning systems
 - g. Interior (walls, floors, ceilings, fixtures, etc.)
3. Association maintenance responsibilities include: Roofs, gutters, downspouts, siding, driveways, sidewalks, lawn care, and snow removal.
4. Personal property (i.e., toys, tools, etc.) shall be stored in garages, and not cluttered in driveways/yards.
 - a. Exceptions to the rule: Outdoor cooking equipment and appropriate deck and patio furniture which is on the owner's personal deck and/or patio.
5. Garage doors should be in down position unless owner/resident is in proximity.
6. Garbage and recycling bins must be stored in garages, except to meet garbage pickup days/times; once service is completed, bins are to be promptly returned to garages.
7. Owners are responsible for keeping personally decorated spaces (within four feet of our doors and backyard decorating areas) free of weeds, overgrown plantings, and debris.
8. ANY changes to the outside of our homes, including staining our deck, painting of exterior door/window trim, adding major berms and/or trees, plants, etc., must be submitted to the board for approval. This is simply to maintain consistency and uphold our property value.

- a. We cannot put up fences, buildings, walls, or other structures unless approved by the board.
 - b. We cannot put up any antenna or tower, except small satellite dishes.
9. We expect owners/residents to follow responsible pet ownership for their dogs and cats; other animals, livestock or poultry are not allowed. Responsible pet ownership includes, but is not limited to, properly housing of pets (no outside pens/houses/tie-ups) and prompt clean up after them.
10. For safety reasons, there is no parking of cars on the street for long periods of time or overnight. There is no storing or parking of boats, snowmobiles, recreational vehicles, camping vehicles, or trailers in any association street or driveway, or anywhere else on the common area.
11. Owners/residents should refrain from activities which are an annoyance or nuisance to our neighborhood, including illegal activities.
12. If will or negligent act of an owner (their family, guests, or invitees) results in maintenance or repair of a common area or other elements for which the association is responsible (See #3 above), the cost of maintenance or repair will be assessed to the owner.

*This is an overview. See <https://gullingproperty.com/association/BoulderBrookTownhomes> for full documents.