

BRYN MAWR CLUSTER HOMEOWNERS' ASSOCIATION RULES AND REGULATIONS

FRONT YARD LAMPPOSTS – The Homeowner is responsible for the electric wiring and light bulb. When post light burns out, the Homeowner is responsible for changing it. The Association is responsible for the lamppost and lamppost head assembly.

ALL OUTSIDE YARD IMPROVEMENTS OR CHANGES – The Homeowner is responsible for maintaining the front, side and back planting beds. No weeds, grasses or other such items will be allowed in the planting beds. If beds are not properly maintained by the Homeowner, the Association will have the beds cleaned, and the Homeowner will be charged.

MULCH – When the Homeowner is using mulch, it shall consist of double-processed, dark brown mulch only.

DRIVEWAYS AND SIDEWALKS – It is the Homeowner's responsibility to maintain the driveway and sidewalk in good condition.

SATELLITE DISH INSTALLATION POLICY – Installation of any satellite dish on, attached to or extending into common areas is prohibited.

CABLE TV INSTALLATION POLICY – The Association has several guidelines regarding cable installation. Permission and guidelines must be obtained from the Property Manager before proceeding.

ELECTRIC HEAT CABLE INSTALLATION – Any Homeowner contemplating the installation of an electric heat cable or heat tape system for the roof and gutter area to prevent winter ice damming or freezing of the gutters must first apply to the Property Manager for permission, and the proper forms must be filled out.

OUTSIDE FIRES – No open fires of any kind are allowed at any time.

GAS GRILLS – Propane grills are only permitted. No natural gas grills are allowed.

PARKING AREAS – No resident or person living within a Unit shall park in one of the two parking areas or use the parking area as extra parking. These areas are to be used as guest parking or temporary parking only. Temporary parking is defined as a day or two to for overnight parking. If the use of guest parking is needed longer than two days, a parking pass may be obtained from the Property Manager.

WORK TRUCKS OR OTHER VEHICLES, BOATS OR CAMPERS – Vehicles of this type may not be parked anywhere within the Bryn Mawr Cluster Homeowners' Association unless authorized by the Property Manager.

POOLS – No permanent, portable or inflatable pools are allowed in the Bryn Mawr Cluster Homeowners' Association.

PLAY SETS, SWINGS, PICNIC TABLES, CHAIRS, BENCHES AND OTHER SIMILAR ITEMS – Any of these items are not to be allowed on the Common Areas or law areas of the Association. If needed for a special occasion, permission is required from the Property Manager.

DOGS – No large dogs are allowed as well as any variety or kind of Pit Bull or other dog that would be considered dangerous. Pets in general – Each Unit shall have no more than two pets of any kind.

TRASH – Trash is to be placed by the curb no earlier than 6:00 p.m. the day before trash is scheduled to be picked up.

Please call or email the Property Manager if you have a problem with lawn care, snow removal or any other matter.

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