

## Rules & Regulations for Beach Haven

- 1) **Rentals** MUST be 6 months and one day (181 days) or longer and a **copy of the lease** (signed by all parties) MUST be provided to the association.
- 2) **Paint colors** and other design elements including but not limited to **bird houses, weather vanes, fountains, trellises, arbors, outdoor grills, fireplaces and summer kitchens** are wonderful additions to the Beach Haven built environment. They help highlight the character of a home as well as its community. These items are allowed BUT require ARB approval. It is important that these elements are appropriate in size, scale, design, location and consideration of adjacent houses.
- 3) **Utility services**, such as meters and boxes, shall be mounted in locations where their aesthetic impact as viewed from the street is minimized. No meters will be allowed on front facades. Underground electrical service and other utilities shall be provided to all houses.
- 4) **Utility Yards** are required in Beach Haven to enclose garbage receptacles, A.C. compressors, generators, above ground gas tanks, well pump housings and other external appliances. It is suggested that the wall or fences of a utility yard be screened by landscape. External generators must be regulated for noise level and should only be used in the event of an emergency.
- 5) **Television or radio masts, towers, poles, antennas, aerials, satellite dishes**, or other appurtenances shall not be erected, constructed, or maintained on the exterior of any house or lot unless the location, size and design have been approved by the ARB. Any proposed satellite dish or antenna system for the house is required to be designed to be hidden from view from the street and adjacent lots.
- 6) Drying **laundry** outdoors must be done in areas that are completely screened from view from adjacent lots and the streets. All **clotheslines** or **drying racks** must be approved by the ARB in writing. No rugs, drapes, or other items shall be hung from any portion of the exterior of the house.
- 7) **Mailboxes** for Beach Haven are centrally located in the Postal Building at the Swim Club. No mailboxes, parcel boxes, or newspaper delivery boxes are to be installed on individual homes or lots.
- 8) **Real Estate "For Sale" and "For Rent" and G.C. construction signs** and related posts must conform to the size and style outlined in a handout obtained from the ARB. No other signs may be erected. ***Signs must be 8"x10" with white background and green lettering. Signs to be hung on green 6' post. Removable riders saying "Available" or "For Sale" on top of sign is allowed.***
- 9) No **boat, recreational vehicle, trailer** or non-four-wheel passenger automobile may be placed, parked, or stored on any lot or driveway unless contained within a building where it is totally isolated from public view.
- 10) **Parking** at the pool area is only allowed during the daytime, **no overnight parking in this location is be allowed.**

- 11) **Basketball goals** are allowed but their design and location must be approved by the ARB in writing.
- 12) No **window** or **wall air conditioning** units are permitted.
- 13) **Construction dumpsters** must be provided during the entire construction period of each house and must be located on the lot under construction. All construction trash, lunch wrappers, etc. must be picked up and placed in bins and the bins emptied on a regular basis so that the site of each building construction appears neat and clean.
- 14) **Silt fencing** or wire screen fencing must be placed along the rear property line, lake bank, wetland line, and adjoining property lines during the entire construction period of each house to prevent trash, debris, and/or silt or fill dirt from being placed on adjacent wetlands or lots.
- 15) **Lots shall not be cleared, or improvements constructed thereon unless the ARB has the following:**
  - a) Approved house plans in writing
  - b) Contractor has met with the ARB for a pre-construction site clearing meeting
  - c) Contractor has signed a compliance form and paid any required deposit.
- 16) **No Flood lighting:** No exterior flood lights are permitted in Beach Haven.
- 17) **ALLEY LIGHT ON GARAGE** All alley lot houses are required to install one pie pan light or similar on the alley side of the garage on a photo cell to provide lighting in the alley.
- 18) **Lot maintenance** as outlined in the neighborhood declaration is the responsibility of the respective owner. However, if the lot is not maintained as required by the HOA, the Association is permitted, after proper notice, to perform that maintenance and to charge the owner for the cost.
- 19) The height, grade, and contour of any **lake embankment** shall not be changed without the prior written consent of the Association. No **decks, docks, moorings, pilings, bulkheads**, or other structures shall be constructed on such embankments.
- 20) **Mulch:** All planting beds must have a minimum of 3" of mulch to aid in water conservation. Natural-colored pine straw and natural-colored pine bark are the only approved mulch materials. Pine bark must be ¾" to 1.5" in diameter. Mulch must not be dyed. Pine bark mulch or Pine Straw may be used in beds located between the sidewalk and curb or adjacent to driveways or front walks. It is the homeowner's responsibility to remove any pine bark washed into gutters or onto storm drains immediately after a rain storm event. Failure to do so may result in a fine. Shells, stone, and gravel are prohibited as mulch materials, but can be used as pathway materials.

***Per Section 3.8 Of the Bylaws for BEACH HAVEN NEIGHBORHOOD ASSOCIATION, INC., The Board shall have the following duties: (C) To adopt administrative rules and regulations governing the administrative, management, operation and use of the Neighborhood and to amend such rules and regulations from time to time;***

For more detailed information regarding what is allowed and not allowed in Beach Haven Neighborhood Association, Inc., please refer to the MRC Design Code & the Declaration of Charter, Easements, Covenants, and Restrictions.