

# ***BRIDLEVALE HOMEOWNERS' ASSOCIATION***

## **BOARD OF DIRECTORS**

### **RESOLUTION**

ADOPTED  
March 14, 2002

**WHEREAS**, the Association's members have registered complaints with the Board and management regarding vehicle parking and storage violations;

**WHEREAS**, other Association members have expressed some confusion and uncertainty as the conduct prohibited by Article VII, Section 17, of the Association's CC&Rs;

**WHEREAS**, violation of Article VII Section 17, and/or Article VII, Section 12, by the parking or storage of vehicles other than clean, well maintained, noncommercial passenger vehicles, tend to create a visual blight within the project and thereby depress property values;

**The Board of Directors HEREBY RESOLVES**, that the following rule is adopted:

#### **PROHIBITED VEHICLE PARKING STORAGE**

No recreational, commercial or nuisance vehicle, as those terms are described below, shall be stored, parked or placed, temporarily or otherwise, on any Lot, except within an enclosed garage or when completely screened from all streets within the property and approved by the Architectural Control Committee.

**COMMERCIAL VEHICLES** Any vehicle of a type maintained or used primarily for commercial purposes or designed, used or maintained for the transportation of persons for hire, compensation or profit, or designed, used or maintained primarily for the transportation of property. The definition of "commercial vehicle" shall include but may not be limited to the following: any vehicle, including trailers, displaying advertising, any vehicle with exposed tools, equipment or materials or is designed to haul equipment or materials or which has been modified with racks or frames on the exterior of the vehicle for the purpose of carrying tools, equipment or materials.

RECREATIONAL VEHICLES Any motor home, boat, camper, trailer, truck or recreational vehicle of any kind. Any vehicle which exceeds a vehicle weight of three (3) tons, has more than two (2) axles, is in excess of eight (8) feet in height and/or is in excess of seventeen (17) feet in length shall be presumed to be a recreational vehicle or truck prohibited by Article VIII, Section 11 (b).

NUISANCE VEHICLES "Nuisance vehicles" are defined as vehicles with car covers, vehicles which are unregistered, non-operable and/or are in a visible state of disrepair or have exterior damage, including, but not limited to, vehicles with flat tires; missing or crumpled hoods, fenders or trunks; vehicles with broken windows; or unpainted or partially painted vehicles.

The Board finds and declares that adoption of the foregoing rule is reasonably necessary to define and specify Article VII, Section 17 and Article VII, Section 12 in regard to vehicular nuisances. The Board further finds and declares that the enforcement of this rule is likely to maintain and enhance the property values throughout the development.

Management is directed to cause the foregoing rule to be published to all Association members at its next opportunity but not later than July 15, 2002. This rule shall go into effect upon publication to the members. Thereafter, the Board will utilize all authorized means of enforcement, including appropriate fines.

#### CERTIFICATE OF SECRETARY

The undersigned, the duly acting or appointed Secretary of the above corporation, certifies that the foregoing Resolution was duly moved, seconded and adopted by the requisite majority of the Board of Directors at a duly noticed meeting of the Board held on March 14, 2002.

Dated: MARCH 14, 2002

  
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Secretary, BRIDLEVALE HOA

BRIDLEVALE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS

**RESOLUTION**

ADOPTED  
November 13, 2003

**WHEREAS**, the Association has recorded Conditions, Declarations and Restrictions (hereinafter referred as CC&Rs) and Bylaws, and adopted Rules and Regulations, and;

**WHEREAS**, Articles XIII, and Article VII of the Bylaws of the Association empowers the Board of Directors to adopt and enforce the CC&Rs, Bylaws, and the Rules and Regulations, and;

To further clarify the CC&Rs, Article VII Section 14, 20 & 21 and Article X, Section 4, **the Board of Directors HEREBY RESOLVES**, that the following rule is adopted:

- *Slopes and/or planters shall not have bare areas greater than a 3' x 3' area.*
- *Lawns shall be regularly watered and fertilized to maintain a green appearance. Lawns shall be kept free of weeds, by example, clover, dandelions and broadleaf's and all bare spots shall be re-seeded.*
- *If an extended absence is expected (vacation, business trip, etc.), or if the property will be vacated for any reason, it is the Owner's responsibility to see that the property continues to be maintained.*

The Board finds and declares that adoption of the foregoing rule is reasonable and further finds and declares that the enforcement of this rule is likely to maintain and enhance the property values throughout the development.

Management is directed to cause the foregoing rule to be published to all Association members at its next opportunity. This rule shall go into effect upon publication to the members. Thereafter, the Board will use all authorized means of enforcement, including appropriate fines.

**CERTIFICATE OF SECRETARY**

The undersigned, the duly acting or appointed Secretary of the above corporation, certifies that the foregoing Resolution was duly moved, seconded and adopted by the requisite majority of the Board of Directors at a duly noticed meeting of the Board held on November 13, 2003.

  
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Secretary, BRIDLEVALE HOA

  
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Date

Board approved May 2010

#### XXI. LANDSCAPE AND IRRIGATION

All landscaping of every kind and character, including shrubs, trees, grass and other plantings, within any Lot shall be neatly trimmed, properly cultivated and continuously maintained by the Owner thereof in a neat and orderly condition and in a manner to enhance its appearance. The ARC shall have the right to require any Owner to remove, trim, top or prune a shrub, tree, bush, plant or hedge which the Board of the ARC believes unreasonably impedes the view of any other Lot Owner. (CC&Rs, Article VII, Section 21)

No more than fifty percent (50%) of the plantable area in the front yard may be "hardscape". "Plantable area" refers to the entire front yard except the Developer installed front entrance walkway and driveway. "Hardscape" refers to improvements such as patios, drive pads, and additional walkways.

The remaining plantable area, excluding the hardscaped areas, must be planted with vegetation, to include but shall not be limited to shrubs, ground cover, grass and trees. Drought tolerant / low water-using plants are acceptable. The plantable areas, at the plants maturity, shall not have bare areas greater than a 3 foot x 3 foot area, for a total of 1.5 feet on each side. For aesthetic reasons, all bare areas must be filled in with ground cover, decorative rock, mulch or bark.

Color and size of rock, mulch or bark shall be approved at the Architectural Control Committee's discretion.

Plants are not to encroach on walkways or block walkway lighting.

Irrigation lines must be subterranean.

Appropriate drainage shall be installed and directed to the street in order to prevent run-off into adjacent or common area property.

Sprinklers should be adjusted so as not to spray adjacent properties or public sidewalks.

Applications for landscape must include: 1. List of plant material, 2. Location of plants on overall site plan showing, house (plot plan), 3. Planters and retaining walls – with dimensions, materials, color/finish, and, 4. Hardscape, such as concrete, walk and patios, deck, patio covers with elevations (side views) and construction detail.