

BRICKSHIRE COMMUNITY ASSOCIATION, INC.

HOMEOWNERS RULES & GUIDELINES

ADOPTED MARCH 26, 2024
REPLACES ALL PREVIOUS VERSIONS

This document has been prepared to provide Brickshire owners and residents with an easy to read reference document of information contained in the "Governing Documents" which are described below and to other information that is important to enhance the Brickshire Community. If there is any conflict between this document and the By-Laws and Covenants, those documents will prevail.

Upon completion, there will be approximately 1089 homes in the Brickshire community, which will make communication and maintaining a consistent set of standards of construction and use of facilities challenging.

Brickshire is a planned community created to provide us with a casual lifestyle in a rural setting. We are a community of neighbors who share many common interests, especially a desire for a friendly neighborhood type environment. The objective of our planned community is to provide optimum living within an open space system that provides opportunities to walk, cycle, or drive safely and comfortably while maintaining the esthetics and property values of the community.

These Rules and Guidelines have been prepared to help promote that objective and to protect and enhance the value of our investments.

Authority and Governing Documents

This document is derived from the Declaration of Covenants, the Articles of Incorporation of the Association, the HUD Report, the By-Laws of the Association and the Architectural Design Guidelines established by the governing documents and enforced by the Covenants Committee or the Board of Directors (BOD).

Article 10, Use Restrictions, Sec. 10.2 of the Declaration and Article III, Section C, (f) of the By-Laws for Brickshire Community Association, Inc. provides that the BOD of Brickshire Community Association may from time to time promulgate, modify, make or amend Rules and Regulations applicable to the properties. To regulate potential problems relating to the use of the property and the well-being of Members, and that such rules are binding on all members, by resolution effective March 22, 2017, the BOD adopted the following rules governing the properties at Brickshire Community Association.

Note that these rules and regulations also apply to Bel Green at Brickshire homes. However, be aware that the Bel Green at Brickshire governing documents may contain more restrictive rules than those that apply to Brickshire.

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Section I – Definitions

- “Association” shall mean and refer to Brickshire Community Association, Inc.
- “Common Area” shall mean all real and personal property, including easements and licenses, which the Association owns, leases or holds possessory or use rights for the common use and enjoyment of the Owners.
- “Community-Wide Standard” shall mean and refer to the standard of conduct, maintenance, or other activity generally prevailing in Brickshire, or the minimum standards established pursuant to the Architectural Design Guidelines, Rules and Regulations, and Board resolutions, whichever is a highest standard.
- “Governing Documents” shall mean and refer to the Declaration of Covenants, any Supplemental Declaration, the HUD Report, the By-Laws, the Articles, the Architectural Design Guidelines, and the Rules and Regulations herein, as each may be amended.
- “Owners” shall mean and refer to one or more Persons, or entity, who hold the record title to any property within the Brickshire community.
- “Property” shall mean and refer to a portion of Brickshire, whether improved or unimproved, which may be independently owned and is intended for development, use, and occupancy as a single-family residence. The term shall refer to land, if any, which is part of the property as well as any improvements thereon.
- “Visible from Neighboring Properties” shall mean visible from any street or adjacent property at normal eye level.
- “Property Management Company” (PMC) shall mean the company contracted by the Board of Directors to manage the affairs of the association.
- “Nuisance” Any activity which emits foul or obnoxious odors outside the property, is unsightly, or creates noise or other conditions which tend to disturb the peace or threaten the safety of the occupants of other properties is prohibited.

Section II - Rules & Regulations

Animals

(Declaration Sec.10.8)

1. Raising, breeding, or keeping of animals, livestock, or poultry of any kind is prohibited, except that a reasonable number of dogs, cats, or other usual household pets may be permitted in a residence. The number of domestic pets that can be kept in a residence may be established by the Board of Directors but shall not exceed that permitted by New Kent County.
2. Dogs shall be kept on a leash, and under the owner’s control, whenever off the owner’s property. Invisible fences are acceptable control if they reliably constrain the dog to the owner’s property.
3. Pets which are permitted to roam free, or make objectionable noise, or endanger the safety of, or constitute a nuisance to the occupants of other properties may be removed from the premises 14 days after the owner has received written notice from the Board of Directors and has failed to take corrective action to prevent the condition from recurring.
4. Pets should not be left outdoors overnight between the hours of 10:00 p.m. to 7:00 a.m.
5. Dogs that have been determined to be “Dangerous”, as defined by Virginia law, must be removed from Brickshire by the owner, or the Association has the right to do so.
6. All dog houses must receive approval from the Architectural Review Board (ARB) and must be located at rear of the dwelling and within fenced yard. (Design Standards 2.3.4)
7. No animal may be walked in another owner’s yard without approval. Pet owners shall restrain their pets from defecating or urinating on other owners’ property and shall be liable for any damages their pet(s) may cause. Owners are to clean up after their pets when walked in common areas and streets.

8. Pets shall be registered, licensed, and inoculated as required by law.
9. Restrictions in New Kent County Ordinances (Article II Section 3-23) shall be followed as required, unless more restrictive requirements have been specifically established by the Brickshire governing documents.

Clothes Drying Equipment

(Declaration 9.4; Designs Standards Sec. 2.5.2)

No clotheslines or other clothes drying apparatus are permitted outside an enclosed structure on any lot. No portion of a lot shall be used for drying or hanging laundry or the airing of clothes or other items unless such laundry or other items are adequately screened from view and not visible from streets or neighboring properties.

Community Yard Sales

(Declaration 10.5)

Individual yard and garage sales are prohibited. Community yard sales conducted at a centralized location are permitted with Board approval.

Damage to Association Property

(Declaration Article 4)

Damage to any Brickshire common property by fire, vandalism, accident, or other cause should be promptly reported to the PMC by the property owner and/or occupant.

Damage to Private Property

(Declaration Sec.6.2)

If a building or other improvement is damaged or destroyed, its owner is responsible for (1) repairing or reconstructing such building or improvement in compliance with the ARB Design Guidelines, or (2) clearing away the debris and restoring the site to an acceptable condition in compliance with the ARB Design Guidelines.

Debris

(Declaration Sec.10.10)

Accumulation of debris, rubbish, trash, or garbage is prohibited. Temporary storage (up to 14 days) of construction, yard work, or landscape materials is permitted only on the driveway pad or near rear of house. Outside burning of debris, trash, leaves, or other materials is prohibited. Dumping of debris, grass clippings, leaves, petroleum products, fertilizers, or other potentially hazardous or toxic substances in any drainage way, stream, pond, or lake, or elsewhere within Brickshire is prohibited, except that fertilizers may be applied to landscaping on properties provided care is taken to minimize transport to common waterways.

Firewood

(Brickshire Design Standards Sec.2.5.5)

Firewood must be stored behind the rear building line and stacked neatly no higher than 4 ft. and not visible from the street. Owners must clean and sweep streets and common areas that have been littered due to the delivery of firewood.

Grills

(Declaration Article 9)

Portable barbecue grills or other outdoor cooking equipment shall be stored in such a manner as to not be visible from the street. If because of lot location a portable barbecue grill can be seen from the street, it must be covered when not in use. Permanently installed grills or outdoor equipment are exterior modifications and require prior ARB approval.

Hunting

(County Ordinance)

No hunting is permitted within 100 feet of any Brickshire residence or hard surfaced roadway. Any hunting that is observed should be promptly reported to the Sheriff's Office.

Leasing

(Declaration Sec.10.4, & Sec. 10.5)

An owner leasing his property must provide the association with a copy of the lease. No house can be occupied for transient or hotel purposes or leased for the term of less than six (6) months. No portion of any dwelling (other than the entire dwelling) shall be leased for any period. The Lessee will be subject to all the Governing Documents established by the Association. Owners must supply tenant a copy of Association governing documents.

Absentee owners shall promptly notify the Association of their current address and phone number and the name of any agent or management company used by them. The PMC is responsible for providing the BOD with the information regarding tenants.

Maintenance

(Declaration Sec. 5.2)

Each owner is expected to keep lots and parcels owned by him/her and all improvements thereon in good condition and repair, free of debris. This is to be done in a manner and with such frequency as to be acceptable to the Association, which means consistent with the visible standards of the community.

All lawns, shrubs, etc. within each lot must be kept neat and trimmed to comply with the following standards:

- Grass on improved lots will be cut to 8" maximum height
- Shrubs will be neatly trimmed
- Landscaped beds shall be kept weed free. Landscaped beds shall be mulched seasonally.
- Grass and weeds from the curb to the tree line on unimproved lots shall be maintained at an 8 inch maximum height and in a neat manner and mowed with such regularly as to maintain an appearance in concert with community standards.
- Grass clippings shall not be left in the roads or road gutters

An owner who fails to maintain his or her Lot/ Parcel or structure is subject to corrective action by the Association, after proper notification from the Association or Section IV herein.

Structures, equipment, or other items on the Property that have become rusty, dilapidated, or otherwise fallen into disrepair are prohibited.

Moving

(Declaration Sec.10.9)

1. Move-ins and move-outs should take place between the hours of 8:00 a.m. and 10:00 p.m. unless otherwise approved by the PMC.
2. Moving vans should not be left unattended. Blocking streets is prohibited. Where there is no alternative to blocking a portion of a street, the owner/resident must contact the PMC to make special arrangements. Trash associated with moving in or out must be disposed of promptly by the owner.
3. No "Pods", boxes, or trailers shall be placed in the street overnight without approval of the PMC, and without proper safety devices such as lighted barricades or traffic cones. Pods shall not be left in driveways for more than 5 consecutive days.

Nuisances

(Declaration. Sec. 10.9)

1. Any activity that emits foul or obnoxious odors outside the owner's property, or is unsightly, or creates noise or condition(s) which creates a nuisance is prohibited, including other conditions that tend to disturb the peace or threaten the safety of the occupants of other properties.
2. Pursuit of hobbies or other activities which tend to cause an unclean, unhealthy, or untidy condition to exist outside of enclosed structures on the Property is prohibited. Any noxious or offensive activity (including without limitation barking dogs) which in the reasonable determination of the Board tends to cause embarrassment, discomfort, annoyance, or nuisance to persons using the Common Area or occupants of other properties is prohibited.

3. Use or discharge of any radio, loudspeaker, horn, whistle, bell, or other sound device so as to be audible to occupants of other Properties is prohibited, except alarm devices used exclusively for safety or security purposes.
4. Use and discharge of firearms, firecrackers, and other fireworks is prohibited.
5. All activities which materially disturb or destroy the vegetation, wildlife, wetlands, or air quality within Brickshire are prohibited.

Occupancy Restrictions

(Declaration Sec. 10.5)

All occupants of Properties shall be a member of a single family unit. The number of occupants in each Property shall be limited to a reasonable number based on the Property's facilities and size and fair use of the Common Area. Tenants are limited to single family units per household.

Parking

(Declaration Sec. 10.7)

1. Automobiles and non-commercial trucks and vans are recommended to be parked only in garages or in the driveways. Temporary on street parking by construction or commercial vehicles or by guests (e.g. during a social function) is permitted for short periods that do not extend overnight.
2. Parking of boats, trailers, pickup campers, or recreational vehicles will be permitted for not more than a forty-eight (48) hour period and MUST be parked in a driveway and not on any street or common area of the community. Motor homes and boats may be parked in the Storage Lot on a space available basis. Any vehicle, recreational vehicle or boat parked in violation of these or other restrictions in the Governing Documents may be towed by the Association at the sole expense of the owner of the vehicle, subject to applicable laws and ordinances.
 - a. No vehicle or trailer shall be parked such that it extends into a roadway. No trailers or motorized vehicles may be parked in backyards.
 - b. Service vehicles (trucks/vans with tool racks, pipe & ladder racks, welding & cutting equipment, booms or cranes), commercial, business, industrial or other similar vehicles with graphics, logos or company signs that are not parked in the homeowner's garage are prohibited from parking in the driveway or street on a daily or overnight basis.

Right of Entry

(Declaration Sec. 11.5 & Sec. 11.6)

The Association shall have a right to enter upon a property (but not a structure) for the purpose of maintaining any property or improvement for which the Association has maintenance responsibility. The Association shall also have the right, but not the obligation, to enter upon any property for emergency, security, and safety reasons, to perform maintenance, and to inspect for the purpose of ensuring compliance with enforcing the Governing Documents.

Seasonal Decorations

(Declaration Sec. 9.4 (iii))

Seasonal or holiday decorations may be displayed without approval provided they are displayed for a period of not more than forty-five (45) days before and not more than thirty (30) days after such holiday.

Trash Storage & Collection

(Dec. Sec. 10.10)

Trash containers and/or recycling bins are not allowed in front yards. If they are kept in side yards, they should not be visible from the street or adjacent property. Large trash such as furniture, appliances, mattresses, building materials or trees should be disposed of in accordance with the pickup schedule by the County of New Kent or the commercial service used by an owner. These items and trash containers are to be out no earlier than the night before scheduled pickup and are to be removed by the following evening. Exterior storage of appliances, trash, building materials or items that present an unkempt appearance is prohibited.

Use of Common Property

(Declaration Sec. 2.1)

Common Areas are to be used only for their intended purposes. Temporary use of a Common Area for any other purpose by an owner requires the written approval of the BOD or Property Management Company. Association property referred to as "Common Areas" includes: the pool, clubhouse, tennis courts, walking paths, ponds, tot lot, pavilion, and other open areas.

Use Restrictions

(Declaration Sec. 10.5)

Brickshire shall be used only for residential, recreational, and related purposes consistent with the Governing Documents.

No lot shall be used for any manufacturing, mercantile, storing, vending or other non-residential purpose. Owners who maintain a home office must avoid having a significant number of visits on a regularly scheduled basis by clients, customers or other persons related to the business. No equipment or other items related to such business are to be stored, parked or otherwise kept on such owner's Lot or the properties outside of an approved enclosure. (Declaration 10.5)

Vehicles

(Declaration. Sec. 10.7)

1. All vehicles parked or operated within Brickshire shall be licensed, operable, and shall have a current state inspection sticker.
2. Use of non-registered motorized vehicles, with exception of electric powered vehicles that cannot attain speeds in excess of 5 m.p.h., within our community is prohibited. This includes All-terrain vehicles, go-carts, or motorized scooters
3. Vehicles in violation are subject to towing at Owner's expense.
4. Service vehicles (trucks/vans with tools racks, pipe & ladder racks, welding & cutting equipment, booms or cranes), commercial, business, industrial, or other similar vehicles with graphics, logos, or company signs that are not parked in the homeowner's garage are prohibited from parking in the driveway or street on a daily or overnight basis.
5. Children under the age of 16 are not permitted to operate powered mopeds, scooters, and other similar non-licensed vehicles that can attain speeds in excess of 5 m.p.h.
6. No major repairs are allowed of any motor vehicle left outside the residence causing it to remain inoperable after a 24 hour period.

Section III - Architectural Control

No improvements, modifications, additions, alterations, repairs, excavations or other work or activity which in any way alters the exterior appearance of any property within Brickshire or the improvements located thereon is permitted without prior submittal of an Application for Architectural Change and written approval from the Architectural Review Board (ARB).

An Application for Architectural Change shall include plans and specifications showing site layout, exterior excavations, exterior materials and colors, landscaping, drainage, exterior lighting, irrigation, and other features of proposed construction or modification from the original plans, as applicable and as defined in detail in the Architectural Design Standard.

The ARB shall make a determination within thirty (30) days after receipt of a completed application and all required information. The ARB may (i) approve the application, with or without conditions; (ii) approve a portion of the application and disapprove other portions; or (iii) disapprove the application. All work must be completed within one (1) year of the approval date.

If an Owner begins alterations without first obtaining written approval of plans, he/she does so at his/her own risk. If the Owner fails to submit an application or if the application is denied or modified, he/she will be responsible for the cost of removing or altering the exterior change plus all costs of any litigation.

Accessory Buildings and Other Structures and Improvements

(Brickshire Design Standards Sec. 2.3.4 & Sec. 4.5)

Written approval is required from the ARB for installation of all accessory buildings. A New Kent County building permit may be required.

1. All accessory buildings must be the same architectural style and have same color scheme as the dwelling.
2. Roofing, siding, and trim of the storage building shall be of the same material as the dwelling.
3. The location of the building needs to be identified on a land plat and approved.
4. All storage buildings shall be one story in height.

On-site storage of gasoline, heating, or other fuels is prohibited, except that a reasonable amount of fuel may be stored on each Property for emergency purposes and operation of lawn mowers and similar tools or equipment.

Air Conditioning & Solar Collectors

(Brickshire Design Standards Sec. 2.2.1 (c) & Sec. 2.7.1)

All mechanical exterior components of air conditioning units and heat pumps must be screened from view per the Architectural Design Standard. Window and wall-through air conditioning units are prohibited.

Due to the large visual impact solar collectors have on a community, they are only permitted on the rear slopes of roofs where they are not visible from the street.

Exterior Lighting

(Brickshire Design Standards Sec. 2.8)

1. Exterior light fixtures shall be limited to lights at entrances, at garage doors, one exterior front post lamp, low intensity landscape or driveway lights, and side or rear only eave mounted floodlights directed completely within the applicant's Lot area.
2. High intensity house or pole mounted area or security lights are prohibited.
3. A change in number, style, size or color of an exterior light fixture on the front facade requires approval from the Architectural Review Committee. The replacement of an existing light fixture with exact match to old fixture does not require approval from the Architectural Review Committee.
4. All exterior lighting should be installed so as not to shine on a neighboring property. Installation of security lighting or spotlights must be accomplished in a way that will not adversely affect neighboring properties.
5. Landscape lighting for walks and gardens shall not require approval but must be of an intensity that will not adversely affect neighboring properties.

Fences

(Brickshire Design Standards Sec. 2.9)

Installation, modification, location, material, and design of fencing as defined in the Architectural Design Standards must have prior approval by the ARB. Repairs to original or approved fences do not require prior approval if done with materials equal to existing fence. Damaged fences must be repaired within thirty days of damage.

1. Only wood (treated, cedar, redwood) picket, vinyl picket or black ornamental iron or aluminum fences shall be permitted. Wire screening on fences is prohibited unless it is intrinsic to the basic design of the fence.

2. On Golf Course lots only black ornamental iron or aluminum fences, 4' in height are permitted. The fence across the width of the rear yard shall be set a minimum of 4 feet inside the property line to allow for landscape screening.
3. No fence shall extend forward of the rear building line of the house without specific written approval.
 - a. Fences not set at the side property lines shall be set a minimum of 5 feet in, so that a neighboring fence can be placed to maintain the required minimum of 10 feet between fences.
 - b. All fences shall have a gate with a minimum 36 inch width.
 - c. Typically fences shall not exceed four feet in height.
 - d. New Kent County fence regulations must be observed.

Flags

(Brickshire Design Standards Sec. 2.5.3)

A maximum of one (1) decorative flag of 6' or less in length is allowed to be displayed on the front façade at any residence. Any apparatus other than a house mounted flag pole holder can only be installed at the rear of the house, and must be submitted to the ARB for approval.

Generators and Propane Storage Tanks

(Brickshire Design Standards Sec. 2.7)

Permanently installed and wired emergency generators must be approved by the ARB. Generators shall be screened from view from the street per the Architectural Design Standards. Please see the Brickshire Design Standards Sec. 2.7 for additional requirements. Testing shall be done between the hours of 8 a.m. – 8 p.m.

Propane tanks to be used for any purpose must be installed in the rear of the house and not visible from the street, unless unusual circumstances make such a location impossible. In that event, alternative locations must be approved by application to the Architectural Review Board and must be screened in the same manner required for AC units and permanent generators.

Gutters & Downspouts

(Declaration Sec. 5.2 and Brickshire Design Standards Sec. 2.1.3 (b))

Gutters and downspouts must be maintained in good condition. Replacing existing gutters and/or downspouts with like materials does not require approval. Approval is required if changing location, color, or adding to original system. Downspouts shall not discharge onto adjacent property.

Landscaping & Improvements

(Brickshire Design Standards Sec. 2.4. & Sec. 2.5)

1. Modification to landscaping to include but not limited to new garden beds, replacement of original foundation plantings, hardscaping, play sets, and lawn ornaments shall be submitted to the ARB for review and approval.
2. No modifications or additions to landscaping that impact the drainage on your property or those surrounding your property will be permitted and landscaping must be done in a way as to not impact on neighboring properties.
3. Artificial vegetation is prohibited in garden beds and/or lawns.
4. Exterior landscape sculpture, fountains, ponds, birdbaths, and other decorative objects over 24 inches are not permitted in front yards unless approved by the Architectural Review Board.
5. All unimproved lots must be maintained by the owner. Dead, uprooted, or unsightly trees and any tree which presents a danger to adjacent lots must be removed at the owner's expense within thirty (30) days of written notification by the association. The area from the curb to the tree line must be maintained in accordance with section 6b below. At no time will any vehicle or construction equipment be stored on any unimproved lot.
6. Lawn Maintenance
 - a. All completed homes are required to maintain a healthy green lawn throughout the entire lot, less

any ornamental beds.

- b. All grass should be cut on a regular basis so as not to be considered un-kept. At no time should grass/weeds be taller than eight (8) inches.
- c. All grass, tree, and hedge clippings should be disposed of properly and not be placed in any common area, neighboring, or vacant lot.
- d. Grass clippings should not be left on any hard surfaces (e.g. sidewalk, street, and driveway).
- e. Lawns should be edged as needed so that the grass does not extend excessively over curbs, driveways, etc.
- f. Flower beds, islands, and other landscaped non-grass areas should be weeded as needed and mulched seasonally.
- g. Yards should be fertilized, aerated, and seeded as needed.
- h. Property owners are encouraged to kill all grass & weeds that may grow in the joint where the curb meets the street pavement.

Recreation & Playground Equipment

(Brickshire Design Standards Sec. 2.10)

The Association requires prior approval by the ARB of all exterior play equipment prior to placement on the lot. If approved, equipment must be maintained properly. Placement shall be in rear yards only, 20 feet from the property line. Screening may be required. Play equipment shall not be located in the golf course easement. Basketball goals are permitted to face the street.

Satellite Dishes

(Brickshire Design Standards Sec. 2.7.2)

The Telecommunications Act of 1996 provides the homeowner with the right to receive satellite signals. However, courts have ruled that homeowner associations have the authority to determine satellite antenna/dish placement as long as it does not interfere with signal reception. Satellite antennas/dishes are permitted upon written approval by the ARB. Satellite dish dimensions may not be larger than 1 meter in diameter. Any such permitted device must be placed in the least conspicuous location on the Property (generally the rear) at which an acceptable quality signal can be received. Satellite dishes in side yards and front yards must be screened from the street with landscaping. Before a satellite dish can be placed in a front yard, the owner must submit a letter from the service provider stating that is the only location where an acceptable signal can be received.

Signs

(Brickshire Design Standards Sec. 2.5.4)

1. One (1) security sign for protection of the home not to exceed one (1) foot by one (1) foot is permissible.
2. One construction sign in compliance with the Architectural Design Standards is permitted.
3. Only one For Sale or For Rent sign shall be allowed per Lot for the identification of the Realtor, Builder, or Lot Owner as defined in the Architectural Design Standard. The PMC can provide sources for approved signs.
4. Political signs are permitted on private property forty-five (45) days before an election and must be removed within 2 days of the election.
5. No additional signage is permitted to be attached to the For Sale sign or posted on the Lot or the house. The only "riders" allowed will be "open house", "permit board", or "Take One" flyer boxes attached to the sign post.
6. All signs must be removed within seven (7) days of a sale.
7. Signs not complying with the above standards will be removed without warning.
8. Open house signs at street corners and on house lots are permitted on weekends only, beginning Saturday

Morning, and must be removed by Sunday evening by 7:00PM.

Swimming Pools & Hot Tubs

(Brickshire Design Standards Sec. 2.3.5)

Swimming pools and hot tubs require prior ARB approval. Above ground pools are prohibited. Inflatable or plastic wading pools are allowed provided they are within the rear yard and are removed and stored at the end of the season and/or when not in use.

Section IV – Enforcement Procedures

1. All enforcement procedures will be in accordance with The Virginia Property Owners' Association Act, Sections 55-513, 55-514, 55-515, and 55-516 of the Act. The Brickshire Board of Directors has charged the Covenants Committee with the responsibility of enforcing the governing documents of the association. Every attempt will be made to resolve non-compliant issues utilizing the following: Letter to the Owner stating the nature of the violation and a reasonable date by which the violation shall be corrected.
2. If the violation remains uncorrected, a "Due Process" notice will be sent to the Owner by regular mail and certified return receipt mail notifying the owner of his/her invitation to a Due Process Hearing for non-compliance with the Governing Documents and/or the Rules and Regulations. The Owner will be requested to attend the hearing with his/her attorney if desired in order to address the issues before the Covenants Committee. The Owner will be encouraged to resolve the issue prior to the Due Process Hearing, which would void the hearing. Due process hearing notice will be sent to the owner a minimum of fourteen days prior to the hearing date.
3. Once the hearing is held, the decision will be mailed to the Owner within seven days. Should the Owner be found in non-compliance, assessment charges will be levied against the Owner in the amount of \$10 per day for violations of a continuing nature, or \$50 for a single offense. The Owner may also be notified of the Association's intent to correct the violation on the property, should the Covenants Committee deem the actions necessary and appropriate, and cost of any corrective action shall be levied against the Owner.
4. Repeat offenses of a similar nature will be viewed as a continuing violation and treated as such.
5. Once the assessments have been levied, standard collection procedures take effect.