



July 2, 2019

Dear Lac de Ville Village Homeowner,

As of 6/24/19, the Board has revised the Rules and Regulations to include the following:

11. Violation Complaints (D-4.03a)

e. Fine Schedule for violation of any declaration regarding renting of property (D10.16; D10.17, D10.18) will be as follows:

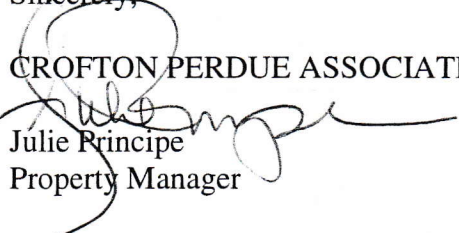
- 1) \$500 first month
- 2) \$600 second month
- 3) \$700 third month
- 4) \$800 fourth month
- 5) \$900 fifth month
- 6) \$1000 sixth and any following months until issue is resolved. (Approved

6/24/19)

Included is a copy of the revised Rules and Regulations. Homeowners are reminded that any rental of unit must be pre-approved by the Board of Directors and must meet two-year residency requirement in declarations. All residents of a unit at Lac de Ville Village are responsible for following the regulations, including all approved tenants.

Sincerely,

CROFTON PERDUE ASSOCIATES, INC.

  
Julie Principe  
Property Manager

JP/tr

ENC.

**Property Management** Condominiums Townhouses Office Parks  
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**Lac de Ville Village Homeowners Association  
Rules and Regulations (2019)**

**1. General Appearance (D-10.12)**

- No sporting equipment or recreational items of any kind (e.g., basketball hoops, play center gyms, bicycles) are to be left outside or on front porches overnight. These items must be stored in the garage when not in use.
- Baby carriages, strollers, tricycles, scooters or bicycles are not to be left on the sidewalks, driveways or access roads when not in use.
- Hot tubs are not permitted.
- Fire pits/tables (portable or permanent) are not allowed due to Brighton Town Law Regulations and Insurance restrictions (approved 9/18/17).

**2. Dumpsters (D-10.12)**

- A homeowner may have a dumpster in their driveway when household renovation work is being performed or when it is necessary to clean out a unit for sale. The homeowner must submit a variance request to obtain permission from the Board along with proof of the contractor's liability insurance. The dumpster will be permitted for a period of two weeks. The dumpster is to be removed upon completion of said work and the homeowner will be financially responsible for any damage to the driveway caused by the dumpster (reference 7/16/18).

**3. Plantings (D-10.07)**

- Plantings are permitted only in existing pre-dug garden beds.
- No vegetables may be planted in front of, or on the sides of, townhome units.
- No artificial (plastic or otherwise) plantings of any kind or description are permitted.
- Within existing garden beds, owners may plant flowers (perennials or annuals) without a variance provided that:
  - a. The owner is responsible for all of the cultivation (pruning, weeding, etc.) of said flowers.
  - b. Climbers at lamp posts must be kept clear of lanterns.
  - c. Annuals at the front or side of the house must be removed by the owner at the end of the growing season.

If the HOA Board finds that the homeowner has neglected to provide proper maintenance of their flowers, the Board may issue a warning and, if the condition is unchanged after 30 days the Board may have the plants removed at the homeowner's expense (approved 2/11/19).

- The HOA will continue to be responsible for any plants installed by an HOA contract, and for mulching the pre-dug garden beds at the front of the house. If, in the course of such maintenance, any flowers planted by the homeowner are inadvertently damaged, the HOA and

the contractor performing said maintenance are held harmless for those damages (approved 2/11/19).

**4. Lighting (D-6.01)**

- Individual homeowners are responsible for keeping working light bulbs in the exterior light fixtures which are attached to the townhome unit (porch, garage lights). At no time, shall colored lights be used in these fixtures.
- Exterior Lighting Fixtures: when replaced, must install a fixture that meets the size and color specifications below: (action by BOD - 11/20/2010)
  - a. Standard black or brass/similar style: min height 11; max height 14"; wattage: max 100 watts. May be motion or sensor activated.
  - b. Needs to be installed by licensed electrician.

**5. Garage Doors (D-7.02 Variance: D-10.15)**

- Must be replaced through the Variance process:
  - a. The door must be of similar quality, color and pattern (raised panel without windows) and approved by the Board of Directors (2/11/19).

**6. Bird Feeding (D-10.02)**

- The use of bird feeders and commercially purchased seed is encouraged. However, bread and other food scraps should not be put out as they attract the larger and messier species of birds (pigeons, sea gulls), as well as other vermin.

**7. Trash (D-10.03)**

- No trash cans or recycling bins may be left on front porches or along the sides of townhome units. They are to be stored in garages until the appropriate time for pick up.
- Trash is not to be put out until the day before scheduled pick up (currently scheduled on Monday). In the interest of community appearance, to avoid disturbance by animals, and to minimize damage caused by bad weather (e.g. wind, heavy snow), trash should be set out at the curb as late on Sunday evening as possible or early Monday morning. Trash receptacles should be returned to the owner's garage the same day that trash is picked up (2/11/19).
- Pick-up of large items (e.g. carpets, appliances) should be scheduled by contacting the refuse contractor. Charges for special pickups, if applicable, will be the responsibility of the homeowner. Large items should not be put out any earlier than 24 hours before their scheduled pick up time.

**8. Pets (D-10.02)**

- Pet feces, must at all times, be collected and disposed of immediately by the pet owner in a sanitary manner, for occurrences both on and off the pet owner's lot.
  - a. Dogs are not to be left outside for the purpose of defecation unless the pet owner is available for immediate clean-up.
  - b. Defecation by walked dogs must be picked up at the time of each occurrence.
  - c. Persistent violators of this rule will be reported to the Town of Brighton Animal Control and could face fines of \$25.00 per day, per infraction.



- All pets are to be leashed or otherwise secured when outside the confines of the townhome.

**9. Vehicles (D-10.11)**

\*NOTE Residents whose property borders Lac Kine Drive or Marquette Drive are bound by the Town of Brighton parking code but must also comply with the Lac de Ville Rules and Regulations. The three common driveway extensions within the community (#90 Lac Kine Drive, #160-168 Lac Kine Drive, and #98-114 Marquette Drive) are private property, and, therefore, fall under the Lac de Ville jurisdiction only.

**Town of Brighton Code:**

- Prohibition on Parking at or Adjacent to Driveways
  - a. Parking is hereby prohibited at all times in front of or within five feet in the direction of any public or private driveway. The distance from a driveway shall be measured from the point of the curb cut on the street, or, if there is no curb, from the points where the driveway intersects with the street.
- Winter Parking Restrictions – Brighton Town Law
  - a. To facilitate snow removal and to eliminate potential hazards, the parking of vehicles on all highways within the Town of Brighton, including the shoulders of roads, is prohibited between the hours of 2:00 A.M. and 7:00 A.M. from November 1st to April 15th.
  - b. Vehicles in violation of this ordinance are subject to a parking ticket. Repeat violators or vehicles that prevent the plowing of a street will be towed and the vehicle's owner will be responsible for all towing and storage charges.

**Lac de Ville Rules and Regulations:**

- A maximum of two (2) vehicles may be parked in the appropriate parking areas of individual driveways and may not overlap lawn areas. Parking is not permitted in the mid-sections of shared driveways between townhome units and garages.
- There is to be no parking on any portion of any lawn or garden area within the community.
- Overnight parking is not allowed on the three private access drives at any time of the year. All vehicles must be parked within individually defined driveway areas.

**10. Clotheslines (D-10.12)**

- Permanent installation of clotheslines on the property is not allowed.
- Temporary use of a portable drying rack is permitted in private areas of the backyard (8/20/18).

**11. Violation Complaints (D-4.03a)**

Violations of Rules and Regulations or Declarations may be reported through the following procedure: (approved 2/11/19)

- Email or phone call to the Property Manager with date/time/location of violation.
- Property Manager will assess validity of complaint.

- If complaint is validated, it will be brought to the attention of the Board for action.
- If BOD determines action is necessary, these steps will be taken:
  - a. Personal visit to the homeowner by the Property Manager.
  - b. Letter to homeowner if the violation persists. Homeowner has the right to appeal in person to the Board at next meeting.
  - c. A fine may be issued if the violation is not remedied after 30 days of written notice.
  - d. Fine schedule:
    1. 1st offense - \$25 followed by 30 days to remedy
    2. 2nd offense for same violation - \$50; 30 days to remedy
    3. 3rd offense for same violation - \$75; 30 days to remedy
  - e. Fine Schedule for violation of any declaration regarding renting of property (D10.16; D10.17, D10.18) will be as follows:
    1. \$500 first month
    2. \$600 second month
    3. \$700 third month
    4. \$800 fourth month
    5. \$900 fifth month
    6. \$1,000 sixth and any following months until issue is resolved. (Approved 6/24/19)

**12. Certificate of Compliance: (D-2.01 Property) Sale or Transfer of Home**

- Effective February 21, 2011 all homeowners must, before the sale of their unit, obtain a Certificate of Compliance from the management company stating that the home is in compliance with the Lac de Ville Village Declaration, By-Laws, Regulations and Architectural Controls of the property.