# Lac de Ville HOA

# Rules & Regulations

# Lac de Ville Village Homeowners Association
# Rules and Regulations (2026)

## 1. General Appearance:

- 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 indoors when not in use.
- Baby carriages, strollers, tricycles, scooters or bicycles are not to be left on sidewalks or driveways when not in use.
- Hot tubs are not permitted
- No swimming pools of any type allowed
- Fire pits/tables (portable or permanent) are not allowed due to Brighton Town Law Regulations and Insurance restrictions.
- Gas and charcoal barbeque grills are prohibited on porches and front yards and must be at least 10ft form you house when in use in your back yard.
- Holiday decorations may be displayed four weeks prior to and two weeks after the observance of the holiday. After these dates, the Board requires removal of displays. Holiday decorations installed using nails, screws, or other devices requiring penetration of the wood trim or vinyl siding are NOT permitted and will be the Owners responsibility for damage repairs

## 2. Dumpsters:

- 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 Homeowner will be financially responsible for any damage to the driveway caused by the dumpster.

## 3. Plantings:

- No one is to remove or prune any shrubs in their front yards.
- Plantings are permitted only in existing garden beds.
- Beds in front of your yard are not to be extended or made larger.
- Mulch is not to be removed or changed to any other color.
- 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 should 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.

- The HOA will continue to be responsible for any plants installed by the HOA , and for mulching the 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 the said maintenance are held harmless for those damages.

**4. <u>Lighting:</u>**

- Homeowners are responsible for replacing light bulbs in the exterior light fixtures which are attached to the townhome unit (porch, garage and rear patio 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:
    a. Standard black or brass/similar style: min height 11; max height 14"; wattage: max 100 watts. May be motion or sensor activated.
    b. For any Lighting change, a variance request must be made.
    c. Needs to be installed by licensed electrician.

**5. <u>Garage Doors:</u>**

- 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.

6. **Bird Feeding:**

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

* Be aware that improper maintenance of bird feeders can be a nuisance to your neighbors. Neighbors adversely affected by bird feeders can lodge a complaint.

7. **Trash:**

- 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 must be returned to the Owner's garage the same day that trash is picked up.

- 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. **Noxious or Offensive Activities:**

- Noxious or Offensive Activities. No noxious or offensive activity shall be carried out upon any portion of the Property, nor shall anything be done thereon that may be or become a nuisance or annoyance in the area or to the residents thereof. The emission of smoke, soot, fly ash, dust, fumes, herbicides, insecticides, and other types of air pollution or radioactive emissions or electromagnetic radiation disturbances, shall be controlled so as not to:

  (i) be detrimental to or endanger the public health, safety, comfort or welfare; (i)be injurious to property, vegetation or animals; (iii) adversely affect property values or otherwise produce a public nuisance or hazard; or (iv) violate any applicable zoning regulation or other governmental law, ordinance or code.

  *Yelling, loud talking and screaming must be refrained from.

  *Entertaining and or playing shall remain within the homeowner's property line and is not to infringe on their neighbors otherwise it can be considered trespassing.

**9. <u>Pets:</u>**

- 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. All pets are to be leashed or otherwise secured when outside the confines of the Townhome
    d. Homeowners are expected to keep their dogs from undue barking, creating damage and are to be supervised at all times. *Please note that excessive barking is not appreciated by neighbors
    e. 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.

*For a detailed information please refer to section 10.02 page 22 in the Declarations and By Laws.

**Please follow the Town of Brighton pet rules**

**10. <u>Vehicles:</u>** *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.

**<u>Town of Brighton Code</u>:**

- 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 charge.

**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.

**11. Clotheslines:**

- 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

**12. Violation Complaints:**

Violations of Rules and Regulations or Declarations may be reported through the following procedure:

- A complaint must be made in writing via Email 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 a Hearing in person at the next Board 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 the Declaration regarding leasing of property (Dl0.16; Dl0.17, Dl0.18) 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.

**13. <u>Certificate of Compliance: Sale or Transfer of Home:</u>**

- Upon notice to Kenrick Corp. of an impending transfer of ownership, a Certificate of Compliance is generated and completed by the property manager. This document will verify that the Home is in compliance with the Lac de Ville Village Declaration, By-Laws, Regulations, approved variances and Architectural Controls of the property. It then goes with other required forms to the attorney's office to be processed at closing.