

# Brandonhall Homeowners' Association

## Rules and Regulations

### Effective July 1, 2026

When you moved to Brandonhall Village, we believe your reasons included the attractive appearance of our community and that it was obvious the residents cared about their homes and property values. Brandonhall Village is a Planned Community, and we are all required to abide by its Covenants. The purpose of this document is to provide homeowners with a condensed set of guidelines that are extracted from our Covenants. To avoid inadvertent violation, the Board of Trustees encourages everyone to read and follow these guidelines. **Please note, residents who violate the Covenants are subject to a fine or other remedy as outlined in the Covenants and determined by the Board of Trustees.**

#### PROPERTY CHANGES THAT REQUIRE SUBMISSION OF A PROPERTY IMPROVEMENT APPLICATION (PIA)

The following items require a letter of approval from the Board of Trustees. Please submit a completed Property Improvement Application (PIA) form and associated plans and drawings to the Board of Trustees **at least 30 days in advance of starting the project.**

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| <b>GENERAL</b>     | Any exterior house modification, including design changes, or additions to the exterior of the home requires the submission of a PIA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>LANDSCAPING</b> | Adding trees, shrubs or bushes outside of already existing mulch beds. Any modifications that increase the size &/or shape of mulch beds<br>( <b>NOTE:</b> Replacing a tree, shrub or bush in the same exact location of what has been removed DOES NOT require a Property Improvement Application. Downsizing the size of a mulch bed or updates to the plantings within an existing mulch bed can be done without submission of a Property Improvement Application form.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>STATUARY</b>    | "Lawn art" or decorative items to be placed outside the home's existing planting/mulch beds<br>"Lawn art" is to be confined within the mulch bed. Any "outdoor personal décor or statuary" that departs from the design or appearance of the Brandonhall Community <b>MUST</b> be submitted to the Board of Trustees for approval.<br>**See "HOME EXTERIORS" section of attached ADDITIONAL GENERAL GUIDELINES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>FENCES</b>      | Fences in Brandonhall are placed around a patio area. The homeowner must submit a Property Improvement Application in order to ascertain what size fence is available for your home, based on the lot, house and patio lay out.<br><br>A picture of the fence and an accurate contractor's drawing that includes dimensions must accompany the Property Improvement Application. Fences must conform to the following requirements: <ul style="list-style-type: none"> <li>• <b>MUST NOT</b> extend beyond the sides of the house at all</li> <li>• Can extend no more than 12 feet from the back of the house or beyond the patio, whichever is greater</li> <li>• No higher than 4 feet tall. The top edge must be straight (no scallops). Support posts might be a few inches taller; however, their top profile must be as low and flat as possible.</li> <li>• Of see-through style, finished to match the house trim color</li> <li>• Constructed of composite building material or ornamental metal.</li> <li>• All fences installed after July 7, 2025, must have a mulch bed of 18 inches on the outside and 12 inches on the inside of each fence line.</li> <li>• The fence <b>MUST NOT</b> interfere with mowing. The required mulch beds allow for more efficient mowing around the fence.</li> </ul> |

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|                                                 | <ul style="list-style-type: none"> <li>The homeowner is responsible for cutting grass or any vegetation inside the fenced area, maintaining plantings in mulch beds around the fence, and for trimming around the fence.</li> <li>Effective June 20, 2025, the "Mowing Company" is not responsible for damage to previously installed fencing, if there is no mulch bed present. This would include, but not limited to, mowing and edging damages.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>PRIVACY SCREENS</b>                          | <p>A privacy screen is intended to give the homeowner privacy from obtrusion while sitting on their patio</p> <p>A picture of the privacy screen &amp; a contractor's accurate drawing that includes dimensions must accompany the Property Improvement Application. Privacy screens in Brandonhall must conform to the following requirements:</p> <ul style="list-style-type: none"> <li>Must directly abut the patio</li> <li>Cannot be higher than 6 feet tall. The top must be straight (no scallops). Support posts might be a few inches taller; however, their top profile must be as low and flat as possible</li> <li>Constructed of composite building materials, finished to match the house trim color</li> <li>May have openings for entering &amp; exiting the patio, but no gates</li> <li>Must be surrounded by an 18" to 24" deep mulch bed for ease of mowing</li> <li>The homeowner is responsible for removing all vegetation inside or within the mulch bed, and for maintaining plantings in mulch beds surrounding the privacy screen</li> </ul> |
| <b>HOUSE RECONSTRUCTION DUE TO ANY DISASTER</b> | The house must be rebuilt using any of the three original Brandonhall Development exterior designs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>WINDOW REPLACEMENT</b>                       | Windows must match Brandonhall Community design in style and color                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>DECKS</b>                                    | Decks must be constructed of composite building materials. Decks must match the trim color of the residence or be finished in a color similar to natural wood. All decks must conform to the City of Miamisburg code. A building permit may be required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>ROOF REPLACEMENT</b>                         | <p><b>A PIA is required prior to roof replacement.</b></p> <p>Roof shingles must match in pitch, profile, color, texture and pattern. Shingles may be flat or dimensional.</p> <p>Brandonhall approved colors: Aged Wood, Driftwood, Misson Brown, Natural Timber, Rustic Slate, Weathered Wood (most popular), Pewter Gray</p> <p>Suggested brands: CertainTeed Landmark, GAF Timberline and Timberline UHDZ, IKO Cambridge, Owens Corning, TAMKO Heritage</p> <p>A shingle sample must be submitted to the Board of Trustees for approval if it is not one of the already approved colors or suggested brands.</p> <p><b>A PIA is required prior to roof replacement</b></p>                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>HOME DOOR COLOR</b>                          | <p>The door paint is standardized according to house design. Approved colors are: India Green—Brandonhall Red—Nocturnal Sea—Shutter Green/Hunter Green—Bavarian Beige—Conservatory Blue. Please leave a message on the Hotline (937-221-6717) if you would like to see authorized color samples <b>(NOTE: Any extra painting cost due to changing a door color is the responsibility of the homeowner)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>DRIVEWAY and SIDEWALK</b>                    | <p>Driveway &amp; sidewalk replacement must match existing Brandonhall Community design. <b>Please note: homeowners are responsible for the maintenance cost of the sidewalks running through their property, and it is to the homeowner's advantage to fix uneven sidewalks.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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## **ADDITIONAL GENERAL GUIDELINES**

**HOA Fees:** If paying monthly by check, the HOA Fee is due on the first day of the month via US Mail or ACH transfer. For your protection, do not leave the HOA fee in a Trustee's mailbox (which is also against the law). If not received by the 10<sup>th</sup> of the month, the Board of Trustees has the option to:

1. Charge a late fee of \$20 per month
2. And/or declare that the monthly assessment plus all remaining assessments for the rest of the year are due and payable immediately.

### **EFFECTIVE JULY 1, 2026: AS PER RECOMMENDATIONS BY Brandonhall**

#### **Homeowners' attorney:**

#### **\*\*Non Compliance Fees:**

**Non-compliance with the Brandonhall Covenants** will result in such: A 30 day notice will be issued. If compliance is not completed, it will be followed by \$50 fines for two months and then an increase to \$100 per month thereafter for each occurrence.

**Non-compliance with Brandonhall Rules and Regulations** will result in such: A 30 day notice will be issued. If compliance is not completed, it will be followed by \$50 fines for two months and then an increase to \$100 per month thereafter for each violation

**\*\*General:** The following items are not permitted in Brandonhall Village: Outdoor storage sheds, clotheslines, in-ground pools or in-ground hot tubs, above-ground pools, or permanent playground fixtures; television and amateur radio towers, as well as other types of antennas.

#### **\*\*Home Exteriors: As per Article X, Section 10.01 titled Use Restrictions in the Declaration of Covenants, Conditions and Restrictions for Brandonhall Village:**

Nothing shall be permitted to be hung, displayed or stored on the outside of windows or placed on the outside walls of a dwelling unit or the exterior walls...or otherwise outside of a dwelling unit or any part thereof...no sign...or any other device or ornament shall be affixed to or placed upon the exterior wall...or otherwise on the Lot area visible to the public. To maintain a "personal touch" to your home, but comply, nothing is permitted to be hung or attached to any walls not covered by the overhang of your front porch or patio. This includes any wall outside of your home's decorative front porch pillars. This then maintains the visual harmony of our community.

**\*\*Maintenance of Modifications:** Painting and maintenance of fences, patio covers, enclosures, etc. that are not part of the original construction is the responsibility of the homeowner, not the Association, and must be maintained to match the trim color of the home.

**\*\*Landscape Maintenance:** Over and above the standard exterior maintenance program provided by Brandonhall Village, homeowners are responsible for all aspects of their home and yard to maintain the overall appearance of the Brandonhall Community. This includes:

- Keeping the lawn watered to the extent that the grass stays green, and weeds are kept under control
- Control of weeds in mulch beds
- Trimming and maintenance of shrubs, trees, and other plantings installed by the homeowner or a previous homeowner
- Timely removal of dead or dying trees (including stumps), bushes, or shrubs

**\*\*Protection of Trees, Shrubs, and Planting Beds:** The homeowner is responsible for protecting trees, shrubs and planting beds during weekly grass cutting. To prevent mower damage, it is recommended that 18 inches to 24 inches of grass surrounding a tree or shrub be removed. For planting beds, removing 6 inches of grass is recommended. Removing the grass allows an adequate mulch barrier which will protect the trees and shrubs from mower damage.

**\*\*Satellite Dishes:** If possible, it is preferred that satellite dishes be smaller than 30" in diameter and located in the back of the house.

**\*\*Solar Power:** State regulation gives Ohio members of homeowners' associations the right to install solar power regardless of any HOA requirements or guidance. If possible, within Brandonhall it is preferred that solar panels be placed on the roof, not installed at ground level, and to be as unobtrusive as possible.

**\*\*Vehicle/Storage Units:** Campers, motor homes, boats, trailers, commercial vehicles, packing/moving containers (such as PODs), or dumpsters may not be parked on the driveway for more than 4 days within a 30 day period. Violations are subject to a fine of \$50 **PER DAY** for each day in excess of the 4 day limit. Residents who park these vehicles on the street must also adhere to the City of Miamisburg ordinances that regulate the size, time, and parking location.

**\*\*Pets:** In accordance with the Covenants, no more than 2 pets per household (dogs or cats) are permitted. Pets must be kept indoors or when outside, confined within the perimeter of the homeowner's property by a leash or a fence (above ground or underground). Owners that walk their pets must always use a leash and are responsible for cleaning up their pet's droppings. **NO EXCESSIVE BARKING IS PERMITTED.** Homeowners are responsible for controlling excessive barking. Children's pools, used for pets, must not be visible from the street, whether being used or stored.

**\*\*Trash Storage:** Trash cans and recyclable containers must be stored indoors until the night before scheduled trash pick-up. After pick-up, trash containers must be removed from the curb/driveway and stored indoors.



**\*\*Exterior Decorative Lighting (Does Not Include Pathway Lighting): Sometimes known as “Christmas lights, “fairy lights,” or party lights.”** Patio / deck / decorative lighting must be contained to the patio or deck—not extending into grassy areas or trees around the house. (The only exception to this is at Christmas) Please be considerate of your neighbors. Avoid brightly flashing lights or an excessive quantity of lights that could disrupt neighbors’ quality of life. Exterior decorative lighting **MUST** be turned off by 10:00 PM. Seasonal decorations and lights must be removed within 21 days (3 weeks) after the holiday. **(WEATHER PERMITTING)**

**\*\*Retention Ponds:** ONLY bobber fishing is permitted in the two ponds. This is solely for the enjoyment of Brandonhall residents. Guests may also fish, only if accompanied by the homeowner while they are fishing. No casting is permitted due to possible very costly damage to the air lines and aerator in each pond. Swimming, boating and ice skating are not permitted. .

**\*\*Mailboxes and Posts:** Replacement components shall match existing Brandonhall Community design:

- 4 inch x 4 inch cedar or composite post with a flat or angled top. (Preferably the angled top with no finial.)
- Mailbox posts should be stained with Brandonhall B trim color and not painted. New mailbox posts will be stained by the Brandonhall contracted painter (please call the Hotline to be put on the list for staining). Existing stained mailbox posts will be stained by the Brandonhall contracted painter in the year that the home is scheduled to be painted. Painting upkeep of mailbox posts that have been painted are the responsibility of the homeowner.
- A black metal mailbox (example: Lowe’s, item #807016 Gibraltar “Elite Large” mailbox).
- Newspaper delivery boxes no longer in use and attached to mailbox posts should be removed.
- Suggestion: Consider purchasing and installing a metal guard to go around the base of your mailbox post to avoid damage from “weed eater” trimming.

**\*\*Signs:** No sign of any kind shall be displayed to the public view on the property with the following exceptions: 1. Signs used to advertise lots for sale 2. Home security signs, which must be located in a mulched bed 3. Garage, yard, and estate sale signs 4. Invisible fence warning signs

**\*\*Snow Removal:** Snow will be removed from driveways & front door walkways when the depth of the snowfall is 2 inches or more determined by the Board of Trustees in concert with the contractor. Snow removal will normally commence when weather & road safety permits. Residents are required to remove all vehicles from the driveways to facilitate snow removal. Driveways with parked vehicles will not be plowed by the contractor to avoid damages to the homeowners’ property

**\*\*Fruits and Vegetables:** These may only be grown in mulch beds bordering the house. These plants may not exceed 3 feet in mature height and planted no more than 3 feet from the house. The total growing space of this type of vegetation shall not exceed 10 feet in length. The front of the house is not to be used for these plantings. All beds must be weeded and maintained. Existing non-conforming seasonal gardens are not permitted.

**\*\*DISAGREEMENTS BETWEEN NEIGHBORS REGARDING VIOLATIONS OF THE RULES AND REGULATIONS:**

It's important to understand that the Board's power to regulate what homeowners do on their property is defined within the Covenants and given further detail in the Rules & Regulations. Article 10.16 of the Covenants outlines the process for arbitration for disputes between neighbors. Article 10.16 also says that disputing homeowners must participate in arbitration with the Board before starting legal proceedings. Here are the steps for all Brandonhall Homeowners to follow if they feel a neighbor has violated the Brandonhall Covenants as interpreted by the Rules & Regulations.

1. The unhappy party submits a complaint in writing to the Board detailing the dispute.
2. The Board sets a date, time, and place for a meeting with the involved parties, where each party will present their side of the issue. This discussion must happen within 20 days of the Board receiving the complaint.
3. The Board sends written notice to the involved parties, which they must receive no later than 3 days in advance of the meeting.
4. After the meeting happens, the Board has up to 30 days to give the involved parties a written decision on the issue.

Sometimes, the easiest way to settle a dispute is to sit down with your neighbor and have a reasonable and civil discussion about the issue.

**If you have any questions about these Rules & Regulations, or you need a Property Improvement Application (PIA) form, please call the Hotline at 937-221-6717**