

## **Rules and Regulations of Bluestem Commons Homeowners Association**

**Objective:** The overall objective of this document is to serve as a guide to homeowners in maintaining and enhancing the enjoyment of all members of Bluestem Commons Homeowners Association. They are not intended to be all-inclusive or exclusive, but rather serve as a guide. The Property and Common Areas shall be occupied and used in accordance with the Association By-Laws and Declaration of Covenants, Conditions and Restrictions of record for the Orchard Homeowners Association which are incorporated as part of these Rules and Regulations by reference.

- 1) No exterior alterations, repairs or improvements affecting the external appearance of the homes shall be made without written request to and approval by the Architectural Committee established by the Association. No fence, wall, deck, patio, porch or other exterior modification (including but not limited to color of paint, roofing material or color, landscaping) shall be made to any Property, without written approval from the Architectural Committee.
- 2) Construction materials, siding types and colors shall be compatible and complimentary to the neighborhood.
- 3) All Improvements shall be maintained and kept in good condition by Owner, at Owner's expense. Repair of peeling, chipped or faded paint must be of an approved color and sheen. Repairs shall include but are not limited to broken or missing railings, gutters, downspouts, decks, outdoor play equipment, fences, etc. equipment, fences, etc.
- 4) There shall be no fencing, plantings, or other obstructions in the rear ten (10) feet of the lot which would impede the association from entering or transversing the lot with mowing or maintenance equipment.
- 5) Members or owners of lots not served by the Association Turf areas shall be mowed and maintained at regular intervals maintaining a maximum height of six inches and minimum height of two inches. Bald spots and dead areas in the turf shall be re-seeded or re-sodded by Owner.
- 6) Lawn and garden watering shall be done to maintain a uniform and pleasing appearance and according to the regulations set by the City of Fremont.
- 7) Members or owners of lots served by the Association for mowing and maintenance shall keep their yards picked up and free from obstructions on mowing day or as requested by the Association.
- 8) Any addition to or change of landscaping must be submitted in writing and approved by the Architectural Committee prior to installation.
- 9) All lots shall be maintained free of litter, trash and construction materials. No weeds or non-ornamental vegetation exceeding 6" in height are permissible. Dead plants, shrubs, trees and other vegetation must be removed promptly.
- 10) Patios and areas under decks must be maintained weed free.
- 11) No storage of any item is allowed under decks or on patios.
- 12) No structures, plantings or other materials may be placed where it interferes with easements for installation or maintenance of utilities.

13) Members or owners of lots not served by the Association shall have all snow removed from sidewalks and driveways promptly.

14) Disposal of garbage and trash shall be only by garbage cans or suitable plastic garbage bags. Said garbage cans and garbage bags shall at all times be stored in the garage except for placement outside of the Home in preparation of disposal pickup. The intent is that all garbage and trash is out of sight in the garage.

15) All fences shall be maintained and kept in good repair at the expense of the individual abutting homeowners.