

Brighton Square II Homeowners Association

Community Policies-2016

Common areas

Please remember that all the owners at Brighton Square own the common areas. In other words, the area outside of a particular unit belongs to *everyone*, not just the person whose unit is closest. Although the Board of Directors appreciates your efforts to improve the appearance of the community, gardening and individual landscaping is and has been *permitted* by the Board. So, please be considerate of your neighbors and try to minimize your landscaping activities. If the Board becomes aware of ongoing problems, they may vote to prohibit these activities for everyone.

Dumpsters

Only household garbage that is properly bagged should be disposed of in the dumpsters. ***No cardboard is allowed!*** If Carrboro Public Works finds materials other than household garbage in the dumpsters, they will not be emptied. We are charged \$20/hour (a cost to all of us) to have them cleaned out. Similarly, when people leave cardboard, old furniture or damaged household items outside the dumpsters, we must pay to have them hauled off. These things take money from our accounts that could be used for improvements to the property. Please be sure to use the recycling bins for plastics, metal cans, paper, and glass. **Clean cardboard that has been broken down and flattened may also be put in the recycling bins.** ***You may be fined up to \$100 for failure to adhere to these policies.***

Parking and derelict vehicles

Vehicles with expired tags or no tags that do not appear to be in working order will be ticketed and then towed away at the owner's expense. ***Derelict vehicles that pose a danger (e.g., up on blocks) will be towed immediately and without notice.***

Parking on the grass is strictly prohibited as it may cause damage to the grounds. These vehicles may be towed, repairs made and all costs charged to the responsible party.

Parking in fire lanes is prohibited by law. These vehicles may be ticketed and/or towed by the Carrboro Police.

Storage outside your unit

Storage of items outside your unit is fine if the items do not present a fire hazard (i.e., no flammable substances like paint or gasoline), do not block exit paths for anyone in the building in the event of a fire, and do not inconvenience or annoy other residents of Brighton Square. Residents are responsible for everyone's safety in keeping the steps and sidewalks nearest their units clear of ice and snow during bad weather. The Board may provide each building with materials for these safety precautions if residents will voluntarily use them. Other suggestions related to safety concerns are welcomed by the Board.

Unit appearance

Please keep our community looking nice. Pay attention to your unit's appearance. Put your trash in the dumpsters and keep debris off your porch, landing, and steps. Management drives and/or walks through the property regularly to look for any problems. You can help by checking out the exterior of your unit periodically, and notifying the Property Manager (see below) when you find any problems.

Courtesy and safety

Please do not block pedestrian sidewalks by parking cars too far over them.

Skateboards, rollerblades, and bicycles should not be used on sidewalks, grass, or landscaped areas.

Please keep an eye on children and pets in the landscaped areas so they do not cause any damage.

Please pick up after your dogs.

Please be mindful of other residents (parking, noise levels, landscaping, etc.) when you have visitors.

City regulations prohibit grills and other fire hazards closer than 20' from buildings. Grills on balconies can be very dangerous to your unit as well as to your neighbors.

Problems or questions

Please address questions/comments/repair requests to:

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