

Bozman Farms HOA

Rules and Regulations

In the event of a rule violation, a notice will be sent to the owner or management company with the intent to communicate about the issue.

While they are not intended to be offensive or punitive they must be resolved immediately.

If left unresolved violations can result in fines that are applied to the owners HOA account.

Our goal with the letters is to encourage communication so please reach out to management if you have any questions or would like to discuss an extension.

Management works on-site though the week, so they can be available when needed. The contact email is bozmanfarmsmanager@guardianam.com, and the phone number is 469-304-0004.

1. All HOA, city/state laws and code enforcement regulations must be followed. Tall grass, fences, and parking are all things that code enforcement may contact you about.
2. Trash bins must be stored out of sight except on Mondays for pick up. They should be removed from site no later than Tuesday evening. If bins remain on the street or driveway beyond Wednesday mornings, a letter may be sent.
 - a. Trash bins may be stored in the garage, behind your fence or placed next to the garage if shielded by a screen wall that closely matches the other fencing for the home.
 - b. An ACC application must be submitted for a new screen wall through the website. More info below.
3. Bulk trash/furniture/yard waste must not be placed on the curb until the last week of the month.
 - a. Bulk trash is picked up on the 1st Saturday of each month. Please feel free to mark your calendars if you use this service often.
 - b. Items placed out early may result in a violation notice.
 - c. Items being sold or given away must be kept out of view until they are picked up.
 - d. Bulk trash does not collect appliances, mattresses or hazardous materials. Please arrange for proper disposal privately.
4. No boats, trailers, or RVs of any kind may be stored within the community. The only exception is temporary parking long enough for loading/unloading, cleaning, etc.
5. Motorized vehicles may not be driven on any paved sidewalks or walking trails. Drivers should be legally licensed and operated responsibly.

6. Residents should not store personal items in front of the home.
 - a. This includes but is not limited to toys, bikes, car seats, tools boxes, animal cages, construction/landscape materials, etc.
7. No signs may be placed in the yard.
8. All vehicles parked in the driveway, or the street must be operable and legally registered.
 - a. Vehicles may not block the sidewalks, mailboxes or fire hydrants. This is a code violation, and the city may also be notified to respond.
9. Holiday decor should not be put up more than 30 days before and must be removed within 15 days after the holiday.
 - a. If religious or cultural events require exterior décor outside of a regular holiday, management should be notified ahead of time, so no letters are issued.
 - b. Permanent exterior lighting is permitted as long as they remain neutral colors outside of holiday timeframes and do not shine into neighboring windows.
10. The front lawn must be maintained on a regular basis.
 - a. Grass should be mowed and edged along all cement, landscape borders and any structures.
 - b. Weeds should be managed and removed regularly from the turf and all flower beds.
 - c. Front yard trees are no longer required but should not be noticeable if removed.
 - d. Landscape lighting is permitted but should not line the sidewalks or driveways.
 - e. Flowerbeds are to be maintained according to owners' taste but must have plant material of some kind in them.
 - f. Landscape borders should not be plastic, metal or temporary in nature. Borders should be of stone or brick masonry materials in colors that complement the home. Borders should be held in place with mortar/cement and should be repaired if cracking.
 - g. The design of landscape borders and flower beds can be modified but should be approved by the ARC in advance. More information about the ARC process is below.
11. Unless you are replacing an existing item in the exact same location and appearance, any exterior modifications must be approved beforehand with a formal application.
 - a. This includes but is not limited to sheds, pools, pergolas/covered decks, concrete/driveway extensions, fences, roofs, gutters, windows, landscaping designs, etc.
 - b. All ARC applications must include supporting documentation to help the committee understand what the project will look like and where it will be located on your property.

- i. This should include a plat or google map snip showing the location, pictures or renderings of the project, a list of proposed materials and color schemes when appropriate.
- c. Applications are now submitted through the website and can be found on the forms and documents page. Please have all supporting documentation saved and ready to upload before starting the application.
- d. Please refer to ARC guidelines for more detailed information. They can also be found on the website under the forms and documents tab.

12. Exterior maintenance to any lot and buildings must be performed by the owner.

- a. This includes but is not limited to painting, roofing, gutters, doors, windows/trim, garage doors, brick, mailboxes, irrigation, fencing, and cleaning of all cement.
- b. Utility boxes within each lot should be coordinated through the vendor by the lot owner.
- c. Sidewalks are maintained by the city but must be cleaned by the owner of each lot, especially if due to drainage issues from the lot.
- d. Drainage issues within or stemming from a specific lot are the responsibility of that owner. Drainage solutions must not cause pooling on sidewalks or neighboring lots.
- e. Retaining walls are the responsibility of the lot that they support. In some cases where damage extends beyond one lot, the expense may need to be shared by multiple lot owners.
- f. Fences owned by the HOA will have a signature top cap on them and run mostly along the bigger roadways and perimeter of the community. The HOA maintains these fences except in cases where damage is caused by the residents.
- g. Any fencing that is specific to a lot will be the responsibility of the owner it serves (similar to the retaining walls).
 - i. Fences should always be maintained and kept in good physical condition. While staining of a new fence is not required, all sections of the fence should remain the same color. If repairs are made, the whole fence should be stained so the new wood is not visible. The HOA suggests using darker brown shades of stain.
 - ii. Fence requirements state that fencing should be between 6&8ft, cedar or spruce. The style is up to the owner, but fencing should remain cohesive with neighboring fences when visible from the street. Black Wrought iron is permitted in certain areas, but vinyl, composite, plastic and chain link are prohibited. Please inquire with management for more information.

13. Sheds should be made of wood with a paint scheme and weathered wood shingles that match the home as close as possible.

- a. Metal sheds or sheds with metal or polycarbonate roofs are prohibited. Plastic sheds are considered on a case-by-case basis considering size, visibility and lot location.
 - b. The height and location of the shed must be approved by the city and conform to their standards. The primary guideline is that a shed must keep a 5ft. set back on all 4 sides of the structure. Please inquire with the city about a full list of requirements.
14. Trampolines and backyard play structures do not need approval. However, if they are visible from the street, play structures should be in as neutral a color scheme as possible. Large above ground pools with permanent decking are prohibited.
15. Basketball hoops must remain inside of the front yard lot or in the driveway. Permanent hoops will be considered on a case-by-case basis.
16. The community pools require an access card to gain entry and everyone who enters the pool must obey the posted rules.
- a. If you need a pool card, please let management know.
 - b. Replacement cards are \$25. The charge is placed on the owner's HOA account and can be paid for the same way assessments are paid.

POOL RULES

WARNING – NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK - NO DIVING

ACCESS:

Access to the pool/amenities area is for members of the Homeowners Association and their guests only. Guests must be accompanied by a Homeowner.

HOURS: 9:00AM – 10:00 PM

RULES:

1. No eating or drinking while in the pool. These items must be consumed outside of the pool.
2. NO SMOKING is allowed in the pool or in the enclosed area at any time.
3. No animals of any kind are allowed in the pool. No animals are allowed in the enclosed area other than licensed service animals or emotional support animals. Licensed service and emotional support animals must remain on a leash.
4. Persons with infectious diseases should not use the pool.
5. No swimming alone.
6. Incontinent persons are only allowed in pool if using swim diapers. Any accidents must be reported to the property manager immediately.
7. Persons under the age of 14 must not be in the pool or pool area without proper supervision.
8. No running, rough housing, or throwing of hard sports balls in the pool area.
9. No glass containers of any kind are allowed.
10. Proper swimwear is REQUIRED.
11. No abusive language or abusive music is allowed.
12. The Homeowners Association assumes no responsibility for the loss, theft, or damage to personal property or effects left in the pool area.
13. No rafts or other large flotation devices allowed.
14. Swimmers must shower before entering the pool.
15. No alcohol permitted in the pool or enclosed area.
16. Garbage must be picked up and placed in the appropriate trash cans.
17. The Homeowners Association assumes no responsibility for any personal injury to anyone resulting from the use of the pool, or its amenities.

IN CASE OF EMERGENCY, CALL 911

