
Bridgewood Manor HOA

Rules & Regulations

To maintain a safe, clean, and enjoyable living environment for all residents, the Association has adopted the following Rules & Regulations. All owners, tenants, and guests are required to comply.

1. Smoking Restrictions

- Smoking of any kind—including cigarettes, cigars, pipes, vaping, and e-cigarettes—is **strictly prohibited inside any unit**.
- Smoking is not permitted **within 25 feet of any building**, doorway, window, balcony, or common entry.
- Residents must ensure their guests comply with all smoking rules.

2. Vehicle and Parking Regulations (parking spaces are limited common area owned and maintained by the HOA)

- **Broken-down, inoperable, or unregistered vehicles** may not be parked anywhere on the property.
 - **Vehicle repairs or maintenance** (oil changes, part replacement, mechanical work, etc.) are **prohibited** on the premises.
 - Vehicles that are **leaking oil or other fluids** must be repaired or removed immediately.
 - Vehicles violating these rules may be **towed at the owner's expense** without further notice.
 - All vehicles must be parked in designated parking stalls only.
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3. Balconies, Patios, and Exterior Appearance

- Balconies and patios must remain **clean, neat, and free of clutter**.
 - These areas may **not** be used for storage of tools, boxes, appliances, garbage, or other personal belongings.
 - Items deemed unsafe or unsightly may be required to be removed.
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4. Grill and Open Flame Restrictions

- **No grills of any kind**—including gas, charcoal, pellet, or electric—are permitted anywhere on the property.
 - Open flames, fire pits, and similar devices are strictly prohibited due to fire and insurance regulations.
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5. Pet Rules

- All pets must be **kept on a leash** when outdoors.
 - Owners must **immediately clean up** after their pets.
 - **Excessive barking or noise** is not allowed and must be addressed promptly by the owner.
 - Failure to comply may result in enforcement actions or fines.
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6. Visitor Parking

- Visitor parking is **for visitors only** and may not be used by residents.
 - Visitors may park for a maximum of **48 hours** within any 7-day period.
 - During winter months, visitor parking will be used as needed for snow removal.
 - Unauthorized vehicles may be **towed at the owner's expense**.
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7. Quiet Hours

- The community follows **city-established quiet hours**.
 - **No loud noise, music, or disturbances are allowed between 10:00 PM and 7:00 AM.**
 - Residents and guests must be mindful of neighbors at all times.
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8. Dumpster Use & Waste Disposal

- Only **bagged household trash** may be placed in the dumpster.
 - Do **not** leave mattresses, furniture, or large items inside or beside the dumpster.
 - If the dumpster is **full**, please hold your trash until space is available.
 - Dumping violations may result in fines or charges to the responsible owner.
 - All charges to remove items improperly disposed of, will be billed to the owner responsible.
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9. Clutter Around Units

- Areas around units must remain **clean, tidy, and free of clutter**.
 - Storing garbage, tools, debris, or unused items outside the unit is not permitted.
 - The HOA may require removal of items that create safety issues or detract from the appearance of the community.
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10. Exterior Hose Bibs

- Each unit has an exterior **hose bib**, which the unit owner is responsible for maintaining.
 - Owners must **remove hoses during winter months** to prevent freezing and damage.
 - Damage caused by failure to remove hoses will be the responsibility of the unit owner.
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11. Owner and Tenant Responsibility

- Owners are responsible for ensuring their **tenants and guests** comply with all Rules & Regulations.
 - Violations may result in warnings, fines, towing, or additional enforcement actions permitted under the governing documents.
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12. Fine Schedule

To ensure consistent enforcement, the Association uses the following progressive fine structure for violations of the Rules & Regulations.

Fine Structure

1. **First Violation:** Written Warning
2. **Second Violation:** \$25 Fine
3. **Third Violation:** \$50 Fine
4. **Subsequent Violations:**
 - Fines will **double** with each repeated violation of the same rule
 - Capped at a **maximum fine of \$500**

Example progression: \$100 → \$200 → \$400 → \$500 (maximum)

Additional Notes

- Violations posing immediate health, safety, or property risks may result in **immediate fines** without a warning.
 - Owners are responsible for fines incurred by their tenants or guests.
 - Unpaid fines may result in loss of privileges or additional enforcement as allowed by the governing documents.
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