

## Villas of Barrington Condominium Association, Inc.

### Rules and Regulations

The Villas Master Deed and Bylaws define various rules of conduct to ensure “the peaceful and orderly use and enjoyment by all.” These documents also place on the Board of Directors the responsibility for preparing and implementing Rules and Regulations for the Villas, which then become an extension of the Master Deed and Bylaws. These Rules and Regulations are supplemented by the Villas Shrubbery/Landscaping Guidelines dated 7/27/15 which are to be followed in conjunction with the Rules and Regulations.

Except as noted otherwise below, **all changes to the exterior of the Units, changes in landscaping, and/or other exterior modifications require prior approval** by submitting an Architectural Request Form to the Board of Directors. If in doubt whether approval is required, please contact the Board of Directors (VillasBoard@googlegroups.com). These documents and request form are available for reference on the Villas website [www.barringtonvillas.com](http://www.barringtonvillas.com).

**Unit owners are responsible for knowing and complying with the requirements of these documents, including the rules and regulations below.**

#### **Unit Exterior**

1. All exterior pedestrian doors must be the same type and authorized almond color with shiny brass hardware.
2. Storm doors shall be Larson clear, un-etched, non-beveled glass, with removable screen, almond color and must have approval. Tinting of store door glass is not allowed. Hardware must have shiny brass finish.
3. Garage doors must be a Clopay, four (4) panel insulated door. All doors shall be the authorized color and must have prior approval. No decals or signs may be affixed to the door.
4. Up to two (2) matching pots (one per side) are permitted without prior approval at side(s) of the garage door. Color should be neutral. Construction must be concrete/faux concrete. No artificial flowers, trees or plants, etc. are allowed in these flower pots.

5. Up to two (2) flower pots and one door mat are allowed on the front porch without prior approval; none are allowed on sidewalks. Size shall be no larger than 24 inches (largest horizontal dimension) by 24 inches high or smaller. No artificial flowers are allowed in flower pots. High quality faux plants or greenery in the form of a topiary or similar item will be allowed in the front pots as long as they are maintained in such a way as to preserve their life-like appearance.
6. Installation of oversized doorbell buttons and/or externally mounted security cameras must have prior approval.
7. Artificial door wreaths are allowed.
8. No indoor/outdoor carpet covering, painting, or tile on front porch is permitted.
9. No initials, decorative discs, decals, or signs attached to the exterior front or side brick walls are permitted.
10. The existing builder-installed Unit's house numbers are approved to be attached to the front porch wall.
11. No decorations, wreaths, plaques, etc., may be attached to the front or side brick exterior except for flag brackets as indicated below. Repair of holes drilled in the brick is the responsibility of the owner should the purpose for drilling them no longer exist.
12. American flags may be displayed on the left side of the garage (as you enter) door. A non-rusting pole insert (bracket) must be used. Seasonal flags may also be displayed. Only one flag at a time per Unit is allowed. See the Board of Directors for proper location.
13. Beginning the third Saturday of September through November 30, fall/Thanksgiving decorations are permitted on each unit's front porch. Decorations are limited to 2 items and are not to exceed 30" in height.
14. Decorations and exterior Christmas lighting are permitted. However, any damage that occurs as a result of these decorations must be paid for by the Unit owner. The decorations may be put up starting Thanksgiving weekend and must be completely taken down no later than the second Sunday in January.
15. Any tinting, replacement or modification of Unit windows must be approved by the Board of Directors. Proposals to tint, replace or modify existing windows must be submitted the Board of Directors in writing for review and approval prior to commencement of work to ensure that the materials used will not conspicuously alter the exterior appearance of the Unit.
16. TV and Internet satellite dish installations will be approved on a case-by-case basis but may not be installed anywhere on the front of the Unit. Unit owners should consult with Board of Directors on the proposed location of a satellite dish prior to submitting a formal request for approval to ensure all conditions are met. Dishes installed without prior approval are subject to being removed at the homeowner's expense.

17. The conversion of screened-in porches to sunrooms must have prior approval before construction is started.
18. Gutter and downspout modifications and installation of gutter guards must have prior approval before installation.
19. Installation of exterior turbine or similar type roof ventilators is prohibited. Installation of additional exterior plumbing, HVAC, and related systems vents must be submitted for review and approval on a case-by-case basis. (Replacement of in-kind outside HVAC components does not require approval.)

**Common Area (Limited)**

1. Garden decorative items in reasonable size and number, such as the following, are permitted in the front mulched beds without prior approval; bird bath, bird house, bird feeder, orbs, shepherds hook, small trellis, small statuary, stepping stone, lanterns, small garden flag.
2. One small security sign is allowed in the mulched bed in front of the Units. No other sign for pest control or others services is allowed in the mulch beds without specific approval.
3. Any edging around the front mulched areas must be the scalloped red brick and have prior approval.
4. Any edging or mulching along the sides of the driveway must have prior approval.
5. No paving or stepping stones may be placed between the units unless prior approval is obtained.
6. No extension of the mulch beds/flower beds are permitted without prior approval.
7. No artificial flowers, trees or plants, etc. are allowed in the mulched areas.
8. Homeowners may plant and/or remove trees and shrubs in the individual mulched areas with prior approval in accordance with the Villas Shrubbery/Landscaping Guidelines (available on the Villas website).
9. No fence, privacy screen, or obstruction is allowed in these areas with the exception of the "standard" privacy fence as approved by the Board of Directors. Contact the Board of Directors for additional information.
10. The mailboxes including newspaper boxes must be black with the red flag on the side as described in the Repair or Replace List on the Villas website. The residence house number shall be attached to the front of the mailbox and is the only authorized decal to be attached to the mailbox or paper box. No additional number decals are allowed on the side of the mailboxes. Delivery decals are allowed on newspaper boxes. No names, flags, decals or covers may be used on the mailbox with the exception of Christmas holiday decorations.
11. No affixed awnings permitted on windows or patio doors. Retractable awnings may be installed over patios and decks with prior approval. The awnings must conform to the

approved specification and as part of the approval process residents must sign and agree to maintain the awnings in accordance with the Owners Agreement.

12. Any maintenance, alteration, repair, staining or replacement of existing materials attendant to screened-in porches or decks must be approved by the Board of Directors. Residents may stain the decks and wood trim on screen porches with standard colors as specified and approved by the Board of Directors.
13. No wooden plastic or fiberglass lattice for the purpose of enclosure or screening is permitted on decks or patios.
14. Garbage cans cannot be stored on the patios or left outside of the garages.
15. Outside Jacuzzis, hot tubs, spas, etc., are not permitted.
16. Water hoses should be stored in an inconspicuous manner and off the ground for ease of landscaping service. Hose reels, grills and any other items should not be stored on the grass or against outside walls of the Unit such that they interfere with the lawn care service.
17. Only mulch consistent in appearance with other mulch is permitted in the extended mulch areas.
18. All mulched beds in the front of the Units will be mulched once each year. Requests for exceptions will not be allowed, though residents may request a thin mulch coat sufficient to maintain a consistent appearance throughout.

### **Common Area (General)**

1. Any additions to common area landscaping such as trees, bushes or shrubs must have prior approval. Minor turf repairs/maintenance to the grassed areas in front of Units such as small area patching, seeding, straw, etc., by residents is allowed. Major rework such as sod, total reseeding, etc., to lawns in front of the Units is not allowed without prior approval and is subject to conditions established by the Board of Directors.
2. No flowers, shrubs, trees or mulching will be permitted around the light poles, power supply boxes, telephone boxes and TV hubs without prior approval.
3. No flower beds are permitted around the individual mailboxes.
4. Individual homeowners are not permitted to put bird houses, bird baths, waterfalls, flow pots, flag poles, benches, portable swimming pools, etc. in the General Common Areas.
5. Attachment of temporary signs or other notices to signposts by taping or other means is not allowed.
6. No irrigation systems will be allowed without prior approval.
7. No electronic dog fences are allowed. No pet tie-down stakes and/or cables are allowed in the grassy areas due to the potential for serious personal injury and property damage that could occur if they were hit by mowing equipment. Any such items found will be immediately removed to eliminate the hazard.

8. No permanent, temporary structures or tents are permitted.
9. No overnight or extended parking on the streets is permitted. The overflow parking area is to be used. No parking on sidewalk or grass is permitted at any time.
10. Campers, boats, motor homes, vehicles with commercial signage or any recreational vehicles must use the overflow parking area. Any vehicle using the overflow parking may not be parked there in excess of two weeks in any 90-day period. Extensions may be granted by the Board of Directors on a case-by-case basis.
11. No automobiles which are inoperable or being stored shall be repeatedly parked, kept, repaired, or maintained in the Villas Common Areas, including on the street, driveway, or lawn of any Unit.
12. No holiday decorations may be placed or displayed in the General Common Areas by individuals.

### **General**

1. Community garage sales are permitted. There may be up to two (2) garage sales each year depending on Homeowner interest; one (1) in May and one (1) in October. Homeowners will be notified of the exact date approved for each sale. **Individual garage sales, estate sales, or any other individual sales open to the public are strictly prohibited.**
2. Household pets are allowed. However, pet owners are responsible for cleaning up any waste deposited by their pets in either the General Common Areas or Limited Common areas, to include driveways, walkways, or enclosures. Immediate removal of such deposits is required in order to prevent the possible introduction of sanitation or health issues into the community.
3. Pet owners are required to comply with the Knox County "leash law" and maintain absolute control of their pets at all times while outdoors in the community to ensure that they do not create a disturbance by barking, biting, or damaging property. For these reasons, pet owners are encouraged to avoid owning any large or powerful breed of dog that might exhibit a threat to other individuals or their pets not familiar with it. Also, pet owners must accept that they are liable for any injury or damage their pets, or a pet belonging to a guest in their home may cause to people, property, or other animals residing in the community.
4. With any transfer of ownership of a Unit, the seller of the Unit is responsible to bring any non-compliance issue up to regulation subject to review by the Board of Directors, and to inform any real estate agent, prospective buyer, inheritor, or intended recipient of the Unit, whether by real estate purchase, inheritance, settlement of a law suit, gift, or any other means that the Unit may **not** be leased, rented, or otherwise used or occupied by anyone

other than the Unit owner as a residence as stipulated in the Master Deed, Bylaws, and these Rules & Regulations.

5. Should an established homeowner (the Unit owner) for any reason become unable to personally occupy their Unit for an extended period of time, and for safety and security reasons wish to designate an adult member of their immediate family as a temporary caretaker to occupy their Unit in their absence, they must petition the Board of Directors for approval.
6. Residents should communicate with contractors performing modifications at Owners' Units to ensure impacts to adjacent owners and common areas are minimized. Materials to be used in the renovations (or removed from the Units) are to be confined to the interior of the Unit and not placed on Common Elements. Contractors must keep the outside areas clear of debris, trash, cigarette butts, etc., at all times. Contractor vehicles are not allowed to park on the grass at any time nor remain at the Unit overnight.
7. One real estate sign per Unit will be allowed for a Unit listed "For Sale" or "Sale Pending". Contractors performing remodeling work or other significant maintenance/repairs to Units may place one sign in front of the Unit for the duration of the work. Signs must be removed promptly upon completion of the work. No "political" or general advertising signs of any kind are allowed.
8. Residents are encouraged to use clear incandescent (as originally installed) or "soft/warm white" CFL, LED, or other newer energy-efficient technology bulbs in their outside lighting. The use of colored bulbs or newer technology lighting which produces unusually harsh bright light which is not compatible with the peaceful, relaxing ambiance of the Villas is strongly discouraged. See the Board of Directors for details on recommended replacement bulbs.

### **Previously Approved Requests**

The following have a strong history of approval and therefore no longer require approval; however, the Board of Directors request to be notified when such items are installed for record purposes.

1. Magnetic (no screwed on) brass kick-plate – size 8 inches x 34 inches.
2. Magnetic brass door knockers.
3. Standardized brass peepholes, ½" bore, centered 20" down from the top of door.

Approved: Villas Board of Directors  
September 12, 2023