

## **BREEZY KNOLL ASSOCIATION RULES**

August 27, 2023

Living in harmony as a community depends upon the continued cooperation of everyone on the grounds. Please show these rules to your guests and tenants.

### **GROUNDS APPEARANCE**

Homeowners are responsible for neatness and cleanliness near their homes. Shrubbery should be pruned regularly and gardens weeded.

Since the care and maintenance of trees is a Community project, no trees are to be planted privately or taken down without the consent on the Tree Committee. See the Tree Guidelines at [http://www.breezyknoll.org/documents/BreezyKnoll\\_TreeGuidelines\\_20140818.pdf](http://www.breezyknoll.org/documents/BreezyKnoll_TreeGuidelines_20140818.pdf).

Weeds, leaves and twigs may only be thrown into the designated area, far into the tree line near the northwest end of the Community ball field or at the far end of the south parking area. They are not to be left along the perimeter of these areas. Please, no paper or plastic; only material that is biodegradable.

All private planting must be kept within 10 feet of the house.

Pull lawn furniture, water or sports equipment and barbeques as close to your house as possible so the grass can be cut and to prevent accidents.

### **GARBAGE**

Garbage must be put in plastic bags with ties and placed into the trash dumpster. Make sure recyclables are put, un-bagged, into the recyclable dumpster. Plastic bags cannot be put in the recycling bin. Dumpsters are located at south end of the basketball court and in the shed parking lot. Do not litter roadside or parking shed area.

Large items not included in regular garbage pickup must be taken to Morris Transfer Station (Recycling Center), 254 Lakeside Road (Route 109), Morris. It is open on Wednesdays and Fridays from 1:00 PM to 4:15 PM and Saturday from 8:00 AM to 4:15 PM. It is also open on Sunday mornings from May to October from 9:00 AM to 2 PM.

The shed area is used to store cars and Breezy Knoll equipment only. The bike shed is to store bikes and Breezy Knoll Association property only. No rubbish or discarded items are to be left there at any time.

## PARKING

All parking must only be in the Breezy Knoll parking lot across the street from the tennis court or in the shed parking lot. Use roadside cut-outs for temporary loading and unloading of vehicles. Contractors should also obey this rule.

Boat trailers must be parked at the extreme north end of the ball field and are to be removed if not in active use.

## PLAYGROUND

Children under 10 must be accompanied by an adult who is responsible for them.

## WATERFRONT

Children under 10 must be accompanied by an adult who is responsible for them. This includes the beach, boat and swim areas and the swim and boat docks. There are no lifeguards on duty.

No food or glass can be brought to the beach, boat or swim areas or onto the docks.

Please be considerate of your neighbors and limit cell phone use on the dock.

Swimming is not allowed at the boat dock at any time.

Fishing is allowed at the boat dock. Caution should be taken while boats are being loaded or unloaded and when boats are in the vicinity.

Dog owners should be considerate of their neighbors and limit dogs on the swim dock and in the water when the dock is crowded.

Boats in use may only be attached to the floating section of the boat dock temporarily and otherwise should be in their assigned slips or attached to buoys at all other times.

All boats should be properly moored with anchors of sufficient strength.

## TENNIS

Only tennis sneakers are to be worn on the court.

Do not play when the court is wet.

Play should not start before 9 AM.

The entire clay surface should be swept and lines cleaned after each use. Please roll the court when practicable.

Playing time for singles is 45 minutes and 1 hour for doubles. These times only apply if others are waiting to play. If you are waiting, notify the players on the court

that you wish to be next and then return to the court at least 15 minutes before your time to use the court.

Children may play as long as no adult is waiting to play. An adult should make sure the court is dry and swept properly after use.

Umbrellas should be closed and tied after use.

#### CONSTRUCTION WORK AND ADDITIONS TO HOUSES

No major construction work is allowed between June 15 and September 15.

Prior to scheduling construction, homeowners must notify the Board of Directors and consult with immediate neighbors about construction plans..

Contractors may not work anywhere on the grounds until Certificates for Liability (\$1,000,000) and Workers' Compensation are approved and filed with the Secretary of the Association.

Cars and trucks are not permitted on the grounds unless and until grounds are frozen in the winter. No vehicles are allowed on the property between June 15 and September 15 except in an emergency.

All trucks and cars shall be parked for loading and unloading in designated parking areas only.

Any homeowner whose work creates damage to Breezy Knoll property is responsible for repair or replacement as soon as practical. The Grounds Committee and Board should be notified of both the damage and the planned repairs.

#### RENTING OF HOUSES

Owners may rent only once per the summer season for a minimum of two (2) weeks, and once on the off-season. The summer season is defined as Memorial Day weekend through September 30; the off-season is defined as October 1 through the Friday of Memorial Day weekend. The Board of Directors must be notified of the names and contact information of your tenants. Homeowners should provide a copy of these rules to tenants and make them aware of the rules at the time you rent.

#### GUESTS

Do not invite guests to use our facilities unless they are staying in your home or you accompany them as hosts.

#### MISCELLANEOUS

The By-Laws of the Association detail other rules, obligations and rights of the Association and its Members. Please be familiar with the By-Laws.

As a courtesy to the community, please maintain quiet on the grounds before 9:00 AM and after 10:00 PM.

Dogs should be leashed and under control when on the grounds. Dogs may be off-leash only if the owner is actively engaged with their animal and can corral the dog immediately if the situation requires. You must comply with a request by a community member to leash or control your dog. Ensure that your dog's activities do not infringe on others' enjoyment of Breezy Knoll. Respect those who may be uncomfortable around dogs, even if the dogs are leashed. Owners must clean up after their dogs.

Golf carts or small electric vehicles should only be used when necessary for transporting an owner, family member or guest who is mobility impaired. The 'scatter' approach should be used so as not to travel over the same path repeatedly.

Use water and detergents sparingly to help preserve the sewage system. Turn on outside spigots for 30 minutes to flush sediment from our water system twice during the season after each Breezy Knoll community meeting.

When watering around your house, do not leave the grounds before shutting off the water.

THE BOARD OF DIRECTORS  
BREEZY KNOLL ASSOCIATION