

Barrington Heights AOH



c/o Northwest Community Management

a division of the Management Trust

P.O. Box 23099

Tigard, Oregon 97281

Tel: 503.670.8111 • Fax: 503.670.0775

November 1, 2010

Dear Homeowner:

Enclosed, please find a copy of the Rules and Regulations for Barrington Heights Association of Homeowners that was approved by the Board at the October 13, 2010 meeting. Under the Declaration of Covenants, Conditions and Restrictions (CC&Rs) of each phase of Barrington Heights, these Rules and Regulations are binding on all homeowners. Please review them and keep them with your ownership papers. For your convenience, a copy will also be placed on the Association website at <http://www.barrington-heights.com/documents.htm>. These Rules and Regulations are in addition to the CC&Rs, which are also binding on all homeowners, and do not replace the CC&Rs.

What is the purpose of the Rules & Regulations?

These rules are intended to maintain and enhance property values by promoting the enjoyment of homeowner property, encouraging positive social interaction and assuring consistency of high standards of construction, maintenance and appearance in the community.

Where did the Rules & Regulations come from?

Most of the Rules & Regulations are based on the CC&Rs which we all agreed to when we bought our property. In some cases, where CC&Rs differed among the 10 phases in Barrington Heights, a common rule was developed to achieve consistency across all phases. In a few cases, the Rules go beyond the CC&R requirements for clarity or to benefit the community. Most of these Rules have been in place since at least 2003. In 2010, a Neighborhood Standards Committee was formed which reviewed the old rules and recommended a few changes, which were then approved by the Board.

What has changed?








- The format has been changed.
- The CC&R requirement concerning Improvements, Landscaping and Alterations has been added. All homeowner were already bound by this requirement by the CC&Rs.
- The last sentence of Rule #5 was added: "Temporary basketball hoops must be removed and placed out of sight of the street during extended periods of non-use defined as 30 days." This change was made to improve the appearance of the neighborhood, while still allowing temporary basketball hoops if they are used regularly.
- Rule #10 Planting Strips was added for consistency and appearance. Note that 9 of the 10 phases in Barrington Heights already had a CC&R requirement that was the same or similar to this rule.





Sincerely,

Barrington Heights Association of Homeowners Board of Directors

Rules & Regulations

Barrington Heights Association of Homeowners

CC&R Requirement	
	<p>Improvements, Landscaping & Alterations: No improvement or landscaping shall be commenced, erected, placed or altered on any Lot until the construction plans and specifications showing the nature, shape, heights, materials, colors and proposed location of the improvement have been submitted to and approved in writing by the Architectural Review Committee.</p>
Rules & Regulations	
	<p>1. Signs: No signs shall be erected or maintained on any Lot, except one “For Sale”, “Open House” or “For Lease” sign may be temporarily displayed on any Lot. Sign shall not exceed twenty-four (24) inches high and thirty-six (36) inches long. The restrictions contained in this paragraph shall not prohibit the temporary placement of “political” signs on any Lot by the Owner or Occupant. No signs of any kind, other than regulatory signage placed at the direction and approval of the ARC, will be allowed on Common Areas.</p>
	<p>2. Garage Sales: Garage or tag sales are not allowed.</p>
	<p>3. Trash Cans: Containers for trash, yard waste, recycling or other debris awaiting removal or collection must be kept inside a garage or in another location entirely out of view from adjoining streets, and sidewalks, except on the evening before and the day on which they are to be made available for collection or disposal.</p>
	<p>4. Play Structures: Any play structure, including but not limited to sports courts, tennis courts, climbing and swing structures, requires ARC approval prior to installation. Such structures will be well maintained.</p>
	<p>5. Basketball Hoops: No basketball backboards or hoops shall be installed on the residential structure, or on a post, pole or other base. Temporary basketball hoops are not allowed to be in the street or on the sidewalk, or to extend over any street area, or protrude into the sidewalk area. Temporary basketball hoops must be removed and placed out of sight of the street during extended periods of non-use defined as 30 days.</p>
	<p>6. Animals: No animals, livestock or poultry of any kind shall be raised, bred, kept or permitted within any Lot other than a reasonable number of household pets which are not for commercial purposes, and which are reasonably controlled so as not to be a nuisance. Any inconvenience, damage or unpleasantness caused by such pets, including noise, shall be the responsibility of the respective Owners thereof. No dogs shall be permitted to roam the property unattended, and all dogs shall be kept on a leash while outside a Lot. An Owner may be required to remove a pet from the property upon the receipt of the third notice in writing from the Association Board of Directors of a violation of any rule, regulation or restriction governing pets within the Property.</p>

	<p>7. Parking: Recreational vehicles, boats, trailers, motor homes, campers, motorcycles, trucks over $\frac{3}{4}$ ton rated carrying capacity, or like equipment shall be allowed so long as they are kept in the side yard (i.e. alongside the garage), behind an ARC approved screen which meets fence requirements, and behind the front elevation of said residence. Such vehicles may be kept if wholly confined in an enclosed portion of the building. Guests may park for a maximum of twelve (12) hours on the public street. No vehicles in disrepair are to be visible from the streets.</p> <p>No vehicles shall be parked in driveways, or in public streets, for the purpose of repairs, maintenance or convenience of ingress and egress for a period not to exceed five (5) days in any one twenty (20) day period. No vehicle shall extend over the public sidewalk or driveway apron. Residents and their guests shall make all reasonable efforts to avoid parking on the public streets. Vehicles and equipment owned by others, who are guests of the occupants, shall be allowed to park on the driveway for a period not to exceed fourteen (14) days in any one thirty (30) day period. No "For Sale" signs will be displayed in vehicles within the Barrington Heights community.</p>
	<p>8. Commercial Uses of Property: Lots shall be used for residential purposes only. No trade, craft, business, profession, commercial or similar activity of any kind shall be conducted on any Lot, nor shall any goods, equipment, vehicles, materials or supplies used in connection with any trade, service or business be kept or stored on any Lot. Nothing in this paragraph shall be deemed to prohibit (a) activities relating to the sale of residences, (b) the right of any contractor or homebuilder to construct residences on any Lot, to store construction materials and equipment on such Lots in the normal course of construction in Barrington Heights, and (c) the right of the Owner of a Lot to maintain his professional or personal library, keep his personal business or professional records or accounts, handle his personal business or professional telephone calls or confer with business or professional associates, clients or customers, in his residence, so long as such activity is not observable outside of the residence, does not significantly increase parking or vehicular traffic, or is in violation of applicable local government ordinances.</p>
	<p>9. General Property Maintenance: Each Owner shall maintain their Lot and Improvements in a clean and attractive condition, in good repair and in such a fashion as not to create a hazard of any kind. Such maintenance shall include, without limitation, painting or staining, repair, replacement and care of roofs, gutters, downspouts, surface water drainage, walks and other exterior improvements. In addition, each Owner shall keep shrubs, trees, grass and plantings of every kind neatly trimmed, fertilized, property cultivated and free of trash, weeds, and other unsightly materials.</p>
	<p>10. Planting Strips: In addition to the street trees, grass or evergreen vegetation that provides solid/contiguous ground cover approved by the Architectural Review Committee must be planted and maintained between the curb and the sidewalk. No other planting, ground cover, or landscaping is allowed in this space.</p>