

## **INTRODUCTION**

It is the intent of the Board of Directors that these rules (“Rules”) for The Spring Breeze Community Association (“SBCA”) will benefit all owners and residents by providing a practical framework for everyday living that will help to ensure mutually comfortable surroundings and security to all Owners/Residents and their Lessees.

It is the Owners responsibility to furnish their Lessee(s) with a copy of these Rules, and to inform all family members, guests, and roommates of the rules. Each owner shall provide their Lessees with a copy of these Rules when they sign the contract for the rental of their home.

The Rules have been approved for distribution to all Owners by resolution of the Board on July 12, 2022 and the Board will duly adopt their implementation after a meeting of Owners held September 13, 2022. The Board reserves the right to amend these Rules from time to time as deemed necessary.

The Rules were duly adopted by the Board on October 11, 2022.

## **GENERAL INFORMATION**

The Board is composed of Owners/Residents of properties in Spring Breeze Community Association. There are up to eleven (11) people elected to the Board of Directors (“Board”) to represent the entire Association and to supervise its affairs.

Board meetings are open to all Owners and residents, who are encouraged to attend. Board meetings are held the 2<sup>nd</sup> Tuesday of each month. Notification of annual elections, regular and special meetings, etc., will be provided to all Owners by the Board on the SBCA website: [www.springbreeze.org](http://www.springbreeze.org)

## SPRING BREEZE COMMUNITY ASSOCIATION RULES

October 2022

The Association has engaged the professional property management services of **Tidewater Property Management** and employs a Community Association Manager to handle management of the community, under direction of the Board. All correspondence, excluding bill payments, regarding the Association should be directed to Management, as follows:

The Spring Breeze Community Association, Inc  
C/o Tidewater Property Management  
3600 Crondall Lane, Suite 100  
Owings Mills, MD 21117  
443-548-0191

Management hours of operation are 8:00 a.m. until 4:30 p.m. Mon.-Thurs. and 8:00 a.m. until 3:30 p.m. on Friday. In the event of an emergency, on weekends, and after hours of operation, please contact the telephone number listed above and follow the prompts.

Correspondence to the Board can be sent via email: [springbreezehome@gmail.com](mailto:springbreezehome@gmail.com) or it can be sent in care of the Property Manager and will be forwarded to the President of the Board. The President of the Board may direct the Property Manager to respond on behalf of the Board.

### **IMPORTANT PHONE NUMBERS**

Community Association Manager (443) 548-0191 Ext 162  
Office Fax (301) 477-2383  
Police/Fire Emergency 911  
Police/Fire Non-Emergency (410) 313-2200

## **ASSESSMENTS**

SBCA assessments are billed quarterly. All assessments, special assessments and any other fees or charges are due and payable on the date indicated on the invoice. Any payment not received and posted by the Association's bank on or before the Due Date is "late" and late payments are subject to a late payment charge. If full payment is not received within thirty (30) days of the due date, the delinquent owner's account will be forwarded to the Association's attorney for legal proceedings to collect all sums due and owing to the Association to include past-due assessments and billed charges, as provided by applicable law. An owner whose check is returned NSF will also be assessed an additional NSF check service fee plus all bank service charges incurred by the Association.

Owners are responsible for all violations created by their Lessees. Violation notices are sent to the address listed in the Tidewater portal for the owner of the property. Owners must create a profile on the portal and provide a valid email address to receive electronic correspondence. <https://tinyurl.com/25u3msjh> Owners that do not have a profile should contact management at the information provided above.

## **COMMON AREA USE**

The Common Area is a shared area to maintain a clean, safe, and attractive community. All Residents are entitled to use of and access to all portions of the Common Area, if such use complies with all applicable laws, the Rules, Bylaws and Covenants.

Users of the Common Area must tidy up the area after use. This includes the removal of toys, sports equipment, lawn furniture, refuse, etc. The Board of Directors reserves the right to remove and dispose of any personal items left out in the Common Area overnight. The Owner is responsible for objects or items left out and is liable for any cleanup costs incurred by the Association.

Motorized vehicles are prohibited from being driven on any part of the common areas which is not paved with asphalt, including the sidewalks and grassy areas.

No Owner, or any other person is permitted to make exclusive use of any portion of the Common Area.

## **COMPLAINTS**

Any Resident observing an infraction of the Rules, violations of the Governing Documents or conduct detrimental to the community, should report such action to Management.

Complaints regarding the general condition of the community or grounds, should be brought to the attention of Management. Concerns or issues about Management should be directed to the Board.

## **EXTERIOR ALTERATIONS**

Owners must contact the Management Company and Kings Contrivance to submit an RAC application for approval prior to beginning any exterior unit renovation. Contact Management for an application.

## **EXTERIOR HOUSE & SHINGLE COLORS**

[www.springbreeze.org/SBCAcolorpalette.pdf](http://www.springbreeze.org/SBCAcolorpalette.pdf)

## **LOT INSPECTIONS**

In accordance with Article VIII, Section 2 of the SBCA Covenants, any agent of the SBCA at any reasonable time may enter a Lot for an inspection. The purpose is to ascertain whether the maintenance of such Lot and the townhome located on the Lot complies with the provisions of the SBCA By-Laws, Covenants, and Rules.

## **LOTS AND APPEARANCE**

It is the responsibility of each Owner to maintain their Lot. In addition, an off-site Owner is responsible for keeping their Lot maintained when the house is leased or vacant. Mowing must be done as often as is necessary to keep the lawn below a maximum height of 6 inches; weed growth should be to a minimum. Edging and trimming of grass, and pruning of trees must be done regularly to avoid overgrowth. Please clean up all grass and brush clippings immediately. Flowerbeds must be free from any weeds. *Please refer to the Kings Contrivance Architectural Guidelines for additional information.*

Maintenance of home front porches, steps and walkways leading to the Common Area sidewalk are the responsibility of the Lot Owner. The Common Area walkways must remain clean and free of debris so that passage is unobstructed, which includes bikes and other athletic or exercise equipment, toys, and other private belongings or equipment.

According to Howard County Fire Code, all grills must be at least 15 feet away from the house or anything that may be combustible.

The use of gas or charcoal grills in the front of the Home is prohibited. When not in use, all grills must be stored at the rear of the Home, under or on deck and not at the end of the Lot or outside the fence line. Grills should be placed away from Walls, railings and overhangs and be attended at all times until the fire is extinguished.

It is recommended that the firewood stored on a Lot should be neatly stacked, elevated at least six (6) inches above the ground, and located at least two (2) feet from any of the wooden surfaces of the Home. This is necessary to reduce the risk of termite or other infestation of the home. Firewood should not be permitted to decay.

The storage of any items on any portion of the Common Area is prohibited at all times.

## **NOISE**

Due to the close proximity of Homes, please be considerate of your neighbors by maintaining the volume of stereos, televisions, your pets, etc. at a reasonable level. Excessive noise is not permitted. Excessive noise are sounds originating from Lots, Homes, Common Areas, vehicles, etc. which can be clearly heard inside a Home and which reasonably interferes with the right of others to relax, concentrate and sleep in their own homes, day or night. Excessive noise includes, but is not limited to, sounds emanating from: musical instruments, radios and music players, yelling, arguing, and the use of profanity, vehicle engines, security systems, vehicle exhausts and barking dogs.

Please turn down the volume from 10:00 p.m. to 7:00 a.m., as required by Howard County law. In cases where you find noise to be excessive, a complaint of disturbing the peace should be lodged with the Howard County police.

## **PARKING SPACES**

There is no Reserved Parking in Spring Breeze. All parking spaces in the parking areas are Common space and are available to Residents on a first-to-arrive, first-to-park basis. However, the Board does request that Residents park only one of their vehicles in parking spaces adjacent to homes so all Residents have the opportunity to park as close as possible to their home. Additional vehicles and visitors' vehicles should be parked in the other spaces or on the street.

No vehicle may be parked in zones designated as "NO PARKING", RED "FIRE LANE" or otherwise in violation of Howard County law.

No vehicles may be parked in such a manner that would impede or prevent ready access to any other parking space, the roadway, walk path or the fire lanes.

Illegally parked vehicles will be ticketed or towed at the vehicle owner's expense. Additionally, any Owner may contact the Howard County Police directly to have such illegally parked vehicles ticketed or towed. In addition, all vehicles not in

compliance with all parking rules and regulations will be towed at the owner's expense.

Vehicles parked in a handicapped space without the proper state issued handicapped license plate or state issued handicapped hang tag will be towed at the vehicle owner's expense.

As stated in the Spring Breeze Covenants Article VII Section 2, No commercial, industrial or recreational vehicle/boat may be parked in the common area parking spaces except on a temporary and occasional basis.

## **PETS**

Pet owners, including resident pet owners, are responsible for removing the excrement of their pets from all areas within the Community, including all Common Areas and Lots, as well as grassy areas that border the Community.

## **RECYCLING**

All recycling must be placed in designated recycling containers or paper bags.

***NO RECYCLING or YARD TRIM WILL BE ACCEPTED IN PLASTIC BAGS.***

Recycling may be placed on the islands/curb no earlier than 6:00 p.m. Tuesday night before the scheduled pick-up on Wednesday morning. All recycling items left for pickup but refused by the County must be promptly removed by the Homeowner having put such items out, and such items must be properly stored until the next trash collection day.

[www.howardcountymd.gov/public-works/recycling](http://www.howardcountymd.gov/public-works/recycling)

## **TRASH COLLECTION**

Properly sealed trash cans or plastic trash bags shall be used when trash is put curb-side for collection. Garbage containers/bags shall not be put curb-side except

after 6:00 p.m. the Thursday night before the scheduled pick-up on Friday morning. Trash may be placed on the islands for collection but must not block sidewalks, mailbox access or driving areas. Garbage containers are to be returned to the rear of the respective Home the Friday of garbage pick-up. Trash cans must

be stored at the rear of the Home. No garbage, trash or recycling containers may be stored in the front yard of a Home at any time. Some Holidays result in “Slide” weeks that alter the regular collection of trash and recyclables.

Howard County offers Bulk curbside collection. Call 410-313-6444 to schedule a pickup. For more information on Bulk collection and curbside trash and recycle collection: [www.howardcountymd.gov/curbsidecollections](http://www.howardcountymd.gov/curbsidecollections)

## **VEHICLES**

All vehicles parked within SBCA at any time must be in operable condition and have current state tags. The following vehicles may not park within the community at any time: inoperable, unlicensed, or unregistered vehicles. Mobile homes or recreational trailers are permitted for one week only if it belongs to a visitor or a Resident. Any unauthorized vehicle is subject to towing at the owners' risk and expense by the authorized towing company for the Association.

Abandoned or unauthorized vehicles will be towed at the owner's risk and expense.