

**BAYONNE PLACE PROPERTY OWNERS ASSOCIATION INC.
REGULATIONS**

The following regulations are excerpts taken from the Bayonne Place Bill of Assurance adopted May 24, 1994, the By-Laws of the Bayonne Place Property Owners Association and City of Little Rock Ordinances.

1. Yard Maintenance

A. Each owner of any part of the Property shall have the duty and responsibility, at his sole cost and expense, to keep that part of the Property so owned, whether or not occupied by the owner, in a well-maintained, safe, clean and attractive condition at all times, including buildings, improvements and grounds. Maintenance includes, but is not limited to the following:

- (a) Prompt removal of all litter, trash, refuse and waste
- (b) Timely lawn mowing and edge trimming
- (c) Tree and shrub pruning as necessary
- (d) Watering of lawns and shrubbery
- (e) Keeping lawns and garden areas alive, free of weeds and attractive
- (f) Keeping parking areas, driveways and walkways in good repair
(Note: It is each homeowner's responsibility to maintain the sidewalk abutting their property)
- (g) Keeping exterior lighting and mechanical facilities in working order
- (h) Comply with all governmental, health and police regulations
- (i) Repainting of improvements
- (j) Repairs of exterior damages to improvements
- (k) No garbage, refuse, rubbish, tree limbs, pine straw, leaves, cuttings or grass clippings may be deposited on any road, street, common area or vacant lot. Nothing shall be done which may be or become an annoyance or nuisance to the neighborhood.

B. In the event any of the above requirements are not met and the homeowner refuses to perform same after written notice and if the Bayonne Place POA expends funds to do so, a "Special Assessment" shall be levied against the homeowner's property.

2. Dogs, Cats and Other Pets

A. All owners are expected to keep their dogs, cats and other pets within their own yard or in their homes and no animal shall be allowed to roam the neighborhood causing damage to their neighbor's property or infringing on the neighbor's right to peaceably enjoy their own property.

B. All dog owners are required to clean up after their dogs and should not allow their animals to defile another homeowner's yard or Bayonne Place common areas.

- C. Dog owners who allow their dogs to bark incessantly when they are in their yards shall be notified to keep their animals within their homes or that they are allowed out only when accompanied by their owners.

3. Garbage Cans and Recycling Bins

Garbage cans and recycling bins shall not be visible from the streets if not kept in homeowner's garage and shall be removed from the street as promptly as possible on trash days.

4. Signs

- A. No signs of any type shall be kept permanently at the entry way to Bayonne Place. "Open House" signs shall not be placed at the entry any earlier than two hours before an open house begins and shall be promptly removed after the open house hours.
- B. "Emergency" lost or found pet signs may be posted on light poles but shall be removed along with the tape promptly after the pet is located.
- C. Homeowner's shall not place signs in their yards advertising commercial businesses.

5. Parking

Residents shall not park commercial vehicles on the streets or in driveways.

6. Dues

Dues are payable on March 31st of each year and are considered late and subject to a \$30.00 late charge after April 30th. The Bayonne Place Board will consider lien and other legal actions if dues are not paid within 90 days of due date.

7. Architectural Control

A. No improvement shall be constructed or maintained upon any lot and no alteration or repainting to the exterior of a structure shall be made and no landscaping performed unless approved by the Chenal Architectural Control Committee as provided for in the Covenants and Restrictions.

B. No outbuildings or other detached structure appurtenant to the residence may be erected on any of the lots hereby restricted without the consent in writing of the Chenal Architectural Control Committee.