

# Braywick Village Homeowners Association, Inc.

1941 Mayport Road Atlantic Beach, FL 32233 (904) 241-8886



As members of the Braywick community, we thought it valuable to compile a list of responsibilities for the homeowners based on our covenants and compliance statutes. This will allow all of us to help maintain our community, protect our homes, and retain property values.

## **Yard Maintenance**

1. Yard needs to be mowed in season (April 1<sup>st</sup> – October 31<sup>st</sup>) every 7-14 days.
2. Out of season mowing as needed.
3. Bare or brown patches need to be addressed for insect damage or water issues during growing season (April 1<sup>st</sup> – October 31<sup>st</sup>)
4. Edging, weed eating, and upkeep of landscape beds is considered part of yard work.
5. Shrubs need to be trimmed back from sidewalks and not block or obscure house numbers.
6. Shrubs need to be maintained to have neat appearance.
7. Dead palm fronds and tree limbs to be trimmed and removed.

## **House Exterior Maintenance**

1. Ensure gutters are cleaned, repaired if necessary, and void of weeds.
2. Visible mold/mildew on house trim and exterior needs to be removed.
3. Fencing should be cleaned and repaired as needed
4. Roof should be cleaned and repaired as needed
5. Burned out light bulbs (light pole, front porch, garage sconces, etc.) need to be replaced.
6. Please remember to submit ARC requests for:
  - a. Stucco repair
  - b. Window replacement
  - c. Garage door replacement
  - d. Outdoor lighting installation
  - e. Fence installation/repair/replacement
  - f. Painting of house numbers, doors, and shutters
  - g. Painting of exterior of home and/or garage door
  - h. Deck additions
  - i. House additions

## **Hard Surface Exterior Maintenance**

1. Power wash driveway, sidewalks, and curbing at a minimum of once a year. (Property owners and/or renters with sidewalks in front of their property are responsible for maintenance of said sidewalk).
2. No visible weeds/grass in the cracks and crevices of sidewalks, driveways, and curb
3. For homeowners who have storm drains abutting their property, it is your responsibility to ensure the drains are free of garbage and debris (i.e., not blocked)
4. Please remember to pick up after your pets.

## **Miscellaneous**

1. Garbage cans cannot be visible from the street (can place in garage or behind fence)
2. Cars parked in driveway cannot block sidewalk \*
3. No boats/RVs can be parked in driveway or community for more than 24 hours \*
4. Parking on the street is not permitted for more than 24 continuous hours \*
5. Vehicles parked on the street shall be parked on the sidewalk side to allow for safe emergency vehicle traffic flow \*
6. Any cars that are parked in the community have to be operable with current license tag \*
7. No parking is allowed on grass or any portion of the residential lot \*
8. Seasonal decorations should be removed in a timely manner
9. Trees/branches/fronds should not touch or impact your roof or your neighbor's roof and should be trimmed prior to hurricane season
10. Store recreational equipment, such as basketball hoops, kayaks and bicycles, when not in use
11. Garden hose(s) should be stored in a neatly fashion
12. Lawn equipment, such as mowers, shovels and rakes, should be stored out of view
13. No dumping of yard waste, garbage, etc.... allowed in ponds.
14. Feeding of wild life is discouraged
15. Storm and/or Hurricane Preparedness:
  - a. Secure/Store outdoor furniture
  - b. Secure/Store house flags, yard art, chimes, etc....
  - c. Secure/Store garbage cans
16. Garbage Pickup Schedule:
  - a. Every Tuesday – yard waste
  - b. Every Wednesday – regular garbage
  - c. Every other Thursday – recyclables
17. Irrigation Schedule:

Seasonal:

Odd house numbers: water on Wednesday & Saturday

Even house numbers: water on Thursday & Sunday

Off Season (1<sup>st</sup> Sunday of November to 2<sup>nd</sup> Sunday of March):

Odd house numbers: water on Saturday

Even house numbers: water on Sunday

**\*Vehicles in violation of these provisions are subject to towing**