

# Bradford Chase HOA Quick Covenants

*(Mailed to all homeowners September 12, 2013)*

We live in a covenant protected community. Everyone benefits by these regulations. Each homeowner and rental unit should have been provided with a copy of these covenants. As a reminder we've highlighted a few of the important ones to keep order and beauty in Bradford Chase.

1. Fences and Walls Must be approved, in writing by the ARB Board of Bradford Chase
2. Architectural Control No construction, reconstruction, remodeling, alterations or addition to the exterior of any structures, building, fence, wall, driveway, storage shed, or improvements of any nature on a lot in Bradford Chase shall not be commenced without first obtaining the written approval of the ARB.
3. Antenna There shall not be erected any type of free standing antenna, radio or television towers on any lot. Satellite or other type dish antenna shall be allowed with the approval of the ARB.
4. No animals reptiles, worms, rodents, birds, fish, livestock or poultry shall be raised, bred or maintained on any lot, with the exception that domestic dogs, cats, fish and birds inside bird cages, may be kept as household pets within any structure upon a lot, provided they are not kept, bred or raised for commercial purposes or in unreasonable quantities.
5. Commercial use No trade or business of any kind or character or the practice of any profession when clientele or associates would visit the business or profession shall be permitted upon any lot.
6. No elevation changes shall be permitted which affects the surface grade of surrounding lots.
7. Maintenance Required Each owner shall keep their lots in good order and repair including seeding, watering and mowing all lawns. The pruning and cutting of all trees and shrubbery. No lawn should be allowed to grow to a height of 4 inches. The exterior of homes should be kept clean with a frequency as is consistent with good aesthetic quality.
8. Outside Drying No clothing or other household fabrics should be hung in the open on any lot.
9. Parking Restrictions, use of Garage No motor vehicles should be parked or left on any street or on any property other than a driveway or within a garage except during severe high water or flooding or when occasioned guest parking is required if the driveway does not accommodate the guest parking.

10. Other Vehicle and Trailer parking on lot or street No inoperable or unlicensed vehicles, no boat, trailer, recreational vehicle, school bus, truck (other than personal vans or pickups of three-quarter ton capacity or less) or any type of commercial vehicle shall be parked on any street, or any lot (enclosed garages excepted.) This clause shall not be construed to prohibit a temporary standing or parking of a trailer or boat, recreational vehicle or motor home for very short periods preparatory to taking same to some other location for use or storage.
11. Unsightly Materials Material of unsightly nature, not natural to a well-kept neighborhood, will not be allowed to remain on any lot.
12. Basketball Goals, Volleyball Nets, Etc. No volleyball nets, badminton nets, or similar additions may be permanently installed between the front street line and the rear building line of any lot; further, no such net, goal or other assembly should be allowed to remain overnight. Only portable style basketball goals may be allowed in that area and must be removed and stored from any view when not in use.
13. Landscape Restrictions No tree having a diameter of six (6") inches or more (measured from a point two feet above the ground level) shall be removed from any lot without the express written authorization of the ARB. The ARB shall further have the authority to require any owner removing a tree in violation of this clause to replace such tree with one of comparable size and of the same variety at his cost. This does not preclude the owner from removing any tree within five feet of dwelling, unless precluded by county regulation.
14. Motorcycles, Dirt Bikes, Terrain Vehicles, Mopeds, Bicycles and Golf Carts No all-terrain vehicles, regardless of whether or not the same shall have three four, six or more wheels or "dirt bikes" shall operate on any of the Lots or streets within Bradford Chase. Mopeds, as defined by the State of South Carolina, bicycles, motorized bicycles and scooters shall be allowed. Electric or gasoline golf carts may be used within the subdivision. Gasoline powered go-carts and skateboards are prohibited. No motorcycle may operate within the sub-division unless the same is fully street licensed including, but not limited to, muffler, brake lights, license plates, insurance, registration and/or other requirements of the State of South Carolina. Complaints by two or more lot owners, as to engine noise of any motorcycles will also require a review and opinion from the Board of Directors (as to the ability of such motorcycle to further operate within the subdivision.)

*We can live in a beautiful community if we work together! We will all benefit by creating a place that we can be proud of and at the same time, protect and enhance our property values.*