

**Belle Farm Homeowners Association, Inc. (“Association”)
Rules and Regulations**

Construction, Contractors and Landscapers

Contractors and landscapers are permitted to perform work between the hours of 7AM and 6PM CST.

Clothes lines:

Clothes lines are permitted on the exterior of the homeowner’s property so long as the homeowner removes the clothes/hanging items within 24 hours.

Antennas and satellite dishes:

Antennas and satellite dishes are not allowed unless approved by the Architectural Control Committee (“Committee”). Please see Article VIII of the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Belle Farm (the “Declaration”).

Fences:

All fences must be approved by the Committee. Fences are only allowed in the backyard and cannot exceed 4 feet in height measured from the ground. The Committee determines what is considered the ‘backyard’ of each lot. Chain link fences are prohibited.

Outdoor Fires:

Refer to the City of Middleton’s ordinances on [burning](#).

Flags and flagpoles:

All flags and flagpoles must be approved by the Committee prior to installation.

Holiday decorations:

Holiday decorations are welcome and permitted subject to the Committee having the right to preclude or remove certain decorations that it believes negatively impacts neighbors or the Belle Farm community. Given the proximity of each neighbor at Belle Farm, residents are to refrain from using overly large decorations that would dominate the streetscape and the neighbor’s views. For instance, the Committee would prohibit 12-foot skeletons. All decorations with light and/or noise must be turned off by 10PM CST.

Hot Tubs:

Exterior hot tubs shall be in the backyard of the lot and must be approved by the Committee.

Landscaping:

See Design Guidelines for the following:

- Approved Plants (coming soon)
- Approved Mulch (coming soon)
- Banned plant species list (coming soon)

The Design Guidelines may change from time-to-time so the property owner is encouraged to review the Design Guidelines each year.

Gardens

Gardens are welcome at Belle Farm. They must be located in the back of the home or as container gardens on porches and slabs.

Lighting:

- Holiday lights: Holiday lights are permissible between the hours of 7AM and 10PM CST.
- Exterior lights:
 - Lighting shall be approved by the Committee.
 - LED light fixtures must be 2700K or less and all exterior bulbs should match in color.
 - Floodlights/ flood lamps are prohibited.
 - Lighting must be kept in good working order.

Music:

Music played outside is permissible between the hours of 8AM and 10PM CST. Refer to the City of Middleton's [noise ordinances](#).

Outdoor storage:

Residential lots shall not be used for storage.

- Yard maintenance equipment must be stored inside.
- Trash and recycling cans should be stored inside with the exception of garbage pick-up days.

Firewood CAN be stored outside, but must be neatly stacked.

Play structures:

All play structures, including trampolines, must be approved by the Committee. Any approved play structure must be located in the backyard.

Parking:

Please see Article X, Section 4 of the Declaration for the Belle Farm parking regulations.

Pets:

Please see Article X, Section 7 of the Declaration for the Belle Farm regulations concerning pets.

Plants:

The Association will maintain homeowner yards. If a plant, shrub or tree is damaged or dies, the property owner is responsible for replacing, at their expense, the plant, shrub, or tree.

Rain barrels, rain gardens, underground retention basins:

Pursuant to the Declaration property owners must employ one of the following to assist with surface water management: rain barrels, rain gardens, or underground retention basins. All downspouts must release into vegetated areas. Please see Article VIII, Section 2 of the Declaration.

Renting/leasing out home:

Please see Article X, Section 6 of the Declaration for the renting/leasing of homes.

Salt/ Sand:

Pursuant to an agreement Belle Farm has with the City of Middleton, homeowners are prohibited from using salt on the exterior of the home to melt snow and/or de-ice exterior walkways. Homeowners are encouraged to use sand instead.

Signage:

All signage must be approved by the Committee.

Snow removal:

Private streets/alleys (in Phase 1 this means Another Way, California Love Trail and Morning Poem Place) will be maintained by the Association and included in the Association's budget. For snow removal, the Association's snow removal contractor will clear private streets/alleys/sidewalks and personal driveways and walkways.

Trash pickup:

Homeowners are to take out and bring back trash containers on the day of trash pickup.

Lot Transfer Fee:

The current Lot Transfer Fee amount is \$1,500.00 which is paid by the purchaser of the Lot. The Lot Transfer Fee amount is subject to change.

Declaration:

If any of the rules and regulations set forth herein conflict with the terms contained in the Declaration, the terms of the Declaration shall control.