

## **BLACK POINT BEACH CLUB**

### **GUIDE TO PROPERTY MAINTENANCE**

This Guide to Property Maintenance sets forth suggested minimum standards so that property and homeowners belonging to the Black Point Beach Club Association (BPBCA) clearly know what basic maintenance is expected of them as good neighbors. The Guide additionally attempts to provide assurance to all residents that their neighbors will adhere to these same suggested minimum standards. In general, the exteriors of all properties in the BPBCA should be structurally sound, and free of nuisances, unsanitary conditions, and hazards, to ensure the safety of occupants, pedestrians, and others, and to help protect property values in our community. It is the property owner's duty and responsibility to comply with these suggested standard property maintenance measures. For additional information please consult the Black Point Beach Club Associations Zoning Regulations (amended to November 1, 2019) and/or contact the BPBCA Zoning Enforcement Officer.

#### **PROPERTY MAINTENANCE CHECKLIST:**

**Refuse.** Properties should be free of broken glass, stumps, garbage, and other debris.

**Natural Growth and Weeds.** Dead trees and limbs or other natural growth that is rotting should be removed. Vines, grasses, rank vegetation, and noxious weeds, any of which are 6 inches or more in height, should be cut down.

**Landscaping.** Properties should be maintained, with lawns, hedges, and bushes kept from becoming overgrown or decayed. Grass should not exceed a height of 6 inches.

**Yard Waste.** Yard waste should be disposed of properly. If yard waste is composted, it must be maintained properly, and kept in the rear yard; so as to not create a nuisance for adjacent properties. Dumping of grass and weed clippings, tree limbs, or other debris on any private property or BPBCA property is strictly prohibited.

**Foundation Walls and Basements.** They should be structurally sound, free from defects and damage, and capable of bearing loads safely. Basements should be sound and maintained to prevent the entrance of rodents, wood-boring insects, rain, or water runoff.

**Chimney and Flue-Vent Attachments.** These features must be maintained to be structurally sound, free from defects, and capable of performing the functions for which they were originally designed.

**General Maintenance.** The exterior walls, trim, doors, and window casings of every structure and accessory building should be structurally sound and kept painted and/or coated to prevent decay. Paint should be lead-free. Exteriors should be free of broken or unusable windows, crumbling stone or brick, peeling paint, or other conditions that reflect deterioration. Vacant building lots should be kept free of dead trees and limbs with grasses, rank vegetation, and noxious weeds, any of which are 6 inches or more in height, cut and removed.

**Porches.** Foundations should be sound; the porch, guardrails, handrails, and porch stairs should be safe and without rot.

**Roofs, Gutters, and Downspouts.** Roofs should be maintained to be free of leaks and rot. Drainage should be collected in suitable downspouts, which may discharge into splash blocks or other devices, provided that no excess waterflows into adjoining properties or over sidewalks. Downspouts should be free of clogs and rust. Connecting any pipe carrying roof water or yard drainage to a sanitary sewer is prohibited.

**Additions or Separate Structures.** They should be sound and capable of serving their original purpose. Applicable permits must be obtained for their construction.

**Fences, Walls, and Other Non-Residential Exterior Structures.** Accessories such as fences, walls, etc., should be maintained and firmly anchored, with painted and/or protected surfaces to prevent decay and hazard. The addition or modification of any fences may require a permit, residents check with the Zoning Enforcement Officer prior to the start of the fence project.

**Free from Infestation.** All areas of properties should be maintained to prevent infestation from rodents, insects, and other animals.

**Storage Sheds.** Storage sheds require a building permit and must be located in the rear yard. Check with the Association Zoning Enforcement Officer for regulations regarding the size, foundation, and placement on the property.

**Junk, Inoperable, or Unlicensed Vehicles.** Properties must be free of junk, inoperable, or unlicensed vehicles. Repairing any such vehicle or trailer is prohibited anywhere on the exterior property, including on the front driveway.

**Temporary Storage Containers.** Containers such as PODs (Portable on Demand) are permitted but require a permit. Check with the BPBCA Zoning Enforcement Officer for regulations regarding time allowed and appropriate placement location.

**Trailers and Boats.** Any such utility trailer, camping trailer, boat, or other watercraft exceeding sixteen (16) feet shall be located behind the front setback building line. Boats exceeding sixteen (16) feet are allowed forward of the front setback building line between April 15<sup>th</sup> and June 1<sup>st</sup>, while boats are being prepared for the boating season

**Hedges and Fences.** No wall, fence or other structure and no hedge or other shrubbery shall be permitted to be higher than 42 inches measured from the level of the street pavement with ten feet of an intersection of streets, including intersections of streets and Association rights-of-ways, measured from the beginning of the street pavement at the intersection.

**Pets.** Dogs must be secured on the property of the owner, either by way of leash, fence, or contained inside the home. Dogs are not allowed on the BPBCA beaches at any time. Dogs are also not allowed to run loose while on walks; they should be tethered on a leash no longer than 6 feet. Pet owners must immediately pick up after their pets on walks and in BPBCA areas and also routinely take care to keep their property clean of pet waste.