



This is a one-page summarization of key rules that Brook Hollow owners are legally bound to follow regarding their Brook Hollow properties. This is provided by the Brook Hollow Community Association (BHCA) Architectural Review Committee (ARC) as a simplified reference to address the most common violations of the BHCA Declaration of Covenants and Restrictions (DCR). This is not intended to replace, add to, eliminate from, or in any way, modify the full DCR.

By keeping your property in compliance, you maintain its appearance and value to family, friends, neighbors, and prospective buyers of Brook Hollow properties. Even if your home may not now be on the market, higher property values today equate to a higher valued neighborhood if one day you decide to sell your home.

It is the duty of the BHCA Board of Directors (BOD) & ARC to enforce the DCR as necessary to protect the interests of other Brook Hollow owners. Continued noncompliance of one or more DCR items may lead to legal actions that may result in fines, liens, and BOD actions charged to the owner when BHCA contracts with vendors to enter the property and directly correct the violation(s). A & M Management Partners (A & M), is BHCA's authorized agent for DCR enforcement.

Full DCR	http://brookhollowmalabar.org/Realtors/DCR/	Article & Section legal verbiage are in DCR (Declaration of Covenants & Restrictions) at BHCA website "LINKS-BHCA" page
----------	---	---

Sect. #	Section Summarization	Typical Actions to Correct Violation
Article III - Property Rights		
YOU MUST...		
1	Pay annual assessments on time to avoid suspension of rights to facilities, and right to vote at Annual Meeting of Members (AMM)	Pay in full at initial billing or per schedule of a multi-payments if such an option by BOD for assessment year
Article VII - General Restrictions		
YOU CANNOT...		
3	Have temporary structures such as a shed	Remove shed
4	Park overnight on street or right-of-way	Relocate vehicle to garage, driveway, or offsite storage
5	Park on lawn, or park boat, trailer, or lettered vehicle > 4 hours	Remove vehicle or trailer from lawn, relocate to garage or offsite storage, use removable magnetic sign for vehicle sign or to hide commercial lettering when in Brook Hollow
7	Have an activity considered: obnoxious annoying, private, or public nuisance	Cease activity immediately or relocate activity outside of Brook Hollow
12	Display commercial signs other than "For Rent" or "For Sale" (at 2' X 2' maximum)	Remove sign
22	Have above ground pools	Remove pool

YOU MUST...		
13	Obtain ARC approval before a change to property	Utilize ARC Change Request Form (link is on BHCA web page, on the public side, on "LINKS-BHCA" page)
14	Maintain lawn and/or landscaping	Irrigate, fertilize, treat / insects, weed, cut, trim
15	Maintain house exterior	Pressure clean, remove stains, caulk, paint
17	Hide AC and back porch if one or both are viewable (from front of home)	Install sufficient size fence and/or landscaping
20	Hide trash cans or tanks from view from street or adjoining lot	Install sufficient size fence or relocate can / tank in garage
FL YOU MAY...		
720.304 (2)(a)	Display no more than one US Flag and/or one Florida or US Military or POW flag	Remove other signs - whether foreign, political, or any other

ARC Forms Available At Public Section / BHCA Web Site	
Request ARC authorization for a change to your property	BHCA ARC Change Request Form.pdf
Report a suspected DCR violation	BHCA DCR Violation Reporting Form.pdf