

# RULES AND REGULATIONS

## FENWICK HOMEOWNERS ASSOCIATION

As members of the Fenwick community, we all want to see that the neighborhood is kept in an attractive and well-maintained condition. As such, there are Covenants, Conditions, and Restrictions (CC&Rs), By-Laws, and Rules for our area to which we have all agreed to by making our home here. The purpose of these rules is to enhance the enjoyment and safety of the residents and homeowners who own or rent property in Fenwick and to maximize our property values. **Activities Prohibited in Fenwick Neighborhood:** The activities listed below are prohibited anywhere within the Fenwick Neighborhood. The list is not exclusive. Any activity that can cause harm or damage to any of the natural surroundings, regardless of whether it is specifically stated, is prohibited. These restrictions, if violated, may result in a fine being imposed. Repeated violations of these rules may result in fines being increased with each offense. Visit [www.fenwickcommunity.org](http://www.fenwickcommunity.org) to review the complete HOA rules and regulations.

1. **Trash Containers:** The appearance of rubbish/trash/recycling containers, the accumulation of rubbish, trash, or garbage is prohibited and trash/recycling containers must be placed in an area out of sight for storage. If a lot has no fence, trash containers must be placed at least 3 feet behind the front face of the building farthest from the street. However, trash and trash bins may be set at the curb at regular trash pickup times in approved containers. Trash and trash bins may not be put out for pick up before 7:00 pm the evening before pick up and must be returned to their storage location by 8:00 pm the evening of pick up. Placing trash out for pick up for a longer period of time is subject to a fine by the City of Oklahoma City and the Fenwick Homeowners Association.
2. **Garage Sales:** Garage sales are generally prohibited in the Fenwick neighborhood. However, the Fenwick HOA Board designates two weekends a year, one in the spring and one in the fall, for residents in the non-gated area to hold garage sales.
3. **Advertising:** No sign of any kind advertising the sale of any goods or service(s) shall be displayed anywhere on any lot. Real estate signs advertising the sale of a home and signs stating that a home is for lease that are no larger than 18 inches by 24 inches are permitted during the sales period or until the home is leased, respectively. Construction or maintenance of any billboard or structure is prohibited.
  - a. **Political signs:** A maximum of 3 signs, each limited to 18"X24" in size and 1 per candidate may be placed on a lot up to 14 days before and 3 days after the election.
  - b. No sign of any kind shall be affixed to anything in the Fenwick neighborhood. This includes, but not limited to, such things as walls, fences, light poles, telephone poles, or poles of any type, and trees. Further, no sign shall be posted on stakes in the Fenwick common area except at discretion of the Board.
4. **Landscaping and General Appearance:** The property owner is responsible for maintenance of landscaping and general yard appearance to meet the neighborhood standards stated in the Fenwick CC&Rs. To further clarify, as a visual rule of thumb, homeowners' yards and flowerbeds shall be compared to the Fenwick Main HOA common areas in and around the park and entrances under normal situations. Every Fenwick homeowner shall keep their:
  - a. **Flowerbeds** free of weeds and grass year-round.
  - b. **Lawns** mowed and edged consistently during the mowing season. Lawns shall be kept weed-free (including but not limited to dallisgrass, crabgrass and other 'grasses' that are considered weeds by definition) year-round and kept green during spring & summer seasons.
  - c. Bushes shall be live, trimmed and shaped. Trees shall be live, trimmed and cut back to enhance the property. Overgrown shrubs and trees that cover over the front of houses or that extend outside of their intended area(s) shall not be tolerated.
5. **Parking of Vehicles:**
  - a. **Overnight Parking:** The parking of any vehicle on public or private streets or the thoroughfares of the Fenwick neighborhood overnight is prohibited.
  - b. **Daytime Parking:** Vehicles may be parked on the public streets during the day for reasonable periods of time, but no longer than 10 hours.
  - c. **Commercial Vehicles:** No commercial vehicles may be parked on the street or on the lot overnight, and are limited to daytime hours while work is being completed. A commercial vehicle is any vehicle that has advertisement on it exceeding 1' by 1', or a vehicle with non-standard attachments such as camper shells or parts such as exposed utility boxes, lifts, hoses, pulleys or cranes or baskets. This includes moving van type vehicles with large box storage and towing vehicles.
  - d. **Delivery Vehicles:** Construction, service, and delivery vehicles shall be exempt from this provision during daylight hours for such a period of time as it is reasonably necessary to provide the service or to make a delivery.
  - e. **Recreational Vehicles:** Boats, sleeper campers, any and all recreational vehicles may be parked on a lot for short periods (2 days) for cleanup and prepping before or after a trip. These types of recreational vehicles may also be stored permanently on a lot only if they are parked behind the front building line, are behind a solid fence, and must be on a concrete pad. They shall be limited to a maximum of 8' in height, hidden behind an 8' fence, or may be visible up to 2' above a 6' fence from ground level. In all cases, these types of vehicles shall not be visible in any other way (i.e., through the slats of stockade fences, through ornamental fencing, or from the greenbelt common areas, etc.). All newly constructed fences require pre-approval from the Fenwick Architectural Committee.
  - f. **Driveway Parking:** The number of vehicles parked in driveways overnight shall be limited to the number of garages attached to the house (e.g., if you have 3-car garages you may park 3 cars in the driveway and 3 cars inside the garage; if you have 2-car garages you may park 2 cars in the driveway and 2 cars inside the garage). This rule applies to all residents and their vehicles. Resident's guests may park in the driveways and streets for limited time periods only.
  - g. **Clubhouse Parking:** No vehicle shall be parked in the Fenwick Clubhouse parking lot overnight. Parking in the Fenwick Clubhouse parking lot during the day is limited to Fenwick homeowners and their guests using the Clubhouse, park, or pool. Vehicles left overnight may be towed at the owner's expense.
  - h. **Sidewalk Parking:** At no time shall any vehicle be parked on or over any part of any Fenwick sidewalk. Blocking the sidewalks forcing adults and children to walk out into the street is a safety issue. Parking over or blocking a city sidewalk is also a violation of OKC ordinances, see Municipal Code Chapter 59, Section 10250.8. No such 'sidewalk' parking shall be tolerated in any Fenwick area, gated or otherwise.

6. **Front Lawn Clutter:** The front lawns of homeowners' property including the driveway as well as all easements, streets, and common property shall be free of all toys and tools, including, but not limited to bikes, balls, scooters, and power tools overnight on a regular basis.
7. **Maintenance of Property:** Homeowners are responsible for the maintenance and upkeep of their property. Structures, equipment and other items on the exterior portions of a lot that become rusty, dilapidated or otherwise in disrepair must be maintained and brought to acceptable condition.
8. **Motorized Vehicles:** Motorized vehicles that are not street-legal are prohibited in the Fenwick neighborhood on the streets, pathways, trails, creeks and/or park/common areas. This prohibits the use of golf carts, four-wheelers, 3-wheelers, go-karts, motorcycles of any kind and motorized skateboards and scooters.
9. **Cutting Down Trees:** No tree or shrub, the trunk of which exceeds 2 inches in diameter, shall be cut down or otherwise destroyed without the prior express written consent of the Fenwick Board.
10. **Construction in Common Area:** No construction, erection, or placement of anything, permanent or temporary is permitted on any of the common areas.
11. **Activities in Violation of Law:** Any activity that violates local, state, and federal laws or regulations is prohibited. However, the Board has no authority or obligation to take any enforcement action in the event of a criminal violation.
12. **Offensive Activity:** Any noxious or offensive activity, which in the reasonable determination of the Fenwick Board may cause embarrassment, discomfort, annoyance, or nuisance to any of the residents of the Fenwick neighborhood, is prohibited.
13. **Burning of Trash:** Outside burning of trash, leaves and debris or other materials is strictly prohibited.
14. **Skateboard Ramps:** No skateboard or bicycle ramps may be constructed in any yards or on any common area.
15. **Loud Noises:** The use or discharge of any radio, loudspeaker, horn, whistle, bell, or other sound device that is of such a volume that it disturbs the peace of the Fenwick neighborhood is prohibited.
16. **Fireworks:** Use and discharge of fireworks/firecrackers is strictly prohibited and a violation of Oklahoma City ordinances.
17. **Firearms:** Discharge of any firearm, including air rifles and pistols such as pellet or BB guns, is strictly prohibited and is a violation of City ordinances. Violations should be reported to the Oklahoma City police. The Fenwick HOA Board of Directors is under no obligation to prevent or stop such activity.
18. **Use of Property for Business:** Home based businesses are permitted as long as the business activity is not apparent by sight, smell or sound; conforms to all zoning requirements, and does not require visitation to the property by customers, suppliers, other business invitees, or door to door solicitation of residents.
19. **Changes to Property:** All changes to the property or structures, such as adding structures or changing the general appearance of structures, shall be started only after an application for such changes has been approved by the Architectural Committee. Such changes are subject to any HOA Rules and guidelines set by the Architectural Committee.
20. **Pets:** Dogs, cats, and household pets may be kept provided they are not kept, bred, or maintained for any commercial purpose. A total of 4 household pets are allowed on any Fenwick property. **Pets Restrained:** Dogs and cats must be restricted behind a fence, on a leash or in a building at all times.
21. **Pet Waste:** Residents must pick up their pet's waste from their yard, other residents' yards and all the common areas.
22. **Artificial Vegetation:** No artificial grass, trees or plants shall be placed or maintained in such a manner that it may be seen from outside the lot, unless approved by the Architectural Committee.
23. **Architectural Committee Application:** An application form must be completed and presented to the Architectural Committee before work is started on any project.
24. **No dumping:** Dumping of garbage, trash, ashes, grass clippings, leaves or other debris is prohibited.