

The Glen at Bent Brook Residential Association
Amendment to the Covenants, Conditions and Restrictions
Article 6.8 4/14/2020

The Covenants, Conditions and Restrictions for Bent Brook are in place to protect the property values for all owners and enhance the curb appeal throughout the community. Article 6.29 and 6.8(i) are intended to allow the board to add specific rules and regulations that are determined to be in the best interests of all Bent Brook Homeowners.

Below is an amendment to Article 6.8 of the Bent Brook Covenants and Restrictions.

As defined in Article 6.29, Additional Regulations of the Bent Brook Residential Declaration of Covenants, Conditions and Restrictions, the Board shall have the right, in its sole discretion, to adopt, modify, and amend rules and regulations that in its sole discretion are in the best interests of all Owners, which rules and regulations shall be binding in all Owners, Occupants, Lots and Dwellings.

Also stated in Article 6.8(i) Landscaping. The ARC may from time to time promulgate rules and regulations with regard to the maintenance and appearance of yards including, but not limited to,

rules and regulations as to acceptable and unacceptable lawn fixtures, decorations, accessories, and plant life

Amendment to 6.8(i) of Bent Brook Declaration of Covenants Conditions and Restrictions Dated 4/21/2020 are listed below and effective immediately

1. Lawn Decorations. This amendment applies to the any and all yard decorations that can be seen from the street. Which include birdbaths, fountains, decorations, outdoor art, statues, etc., which are not to be placed in the yard where it is visible from the street.
2. An outdoor bench is allowed if submitted and approved with an ARC Request
3. Flowerpots are allowed as long as they contain live flowers and are maintained in good condition. Absolutely no artificial flowers are allowed. Excessive flowerpots will fall under the yard art policy.
4. 1 statue of not more than 24” is allowed on the porch at any time
5. Holiday decorations are allowed to be displayed no more than one (1) month prior to the holiday and must be removed within one (1) week following the holiday.