

Bull Run Unit II Community Property Maintenance Standards

FINAL 8/20/25

1. **Article V, Section 2** -Each Owner shall maintain their Lot in good condition and repair and in a neat and orderly appearance in accordance with the requirements of the Declaration of Community Building Standards and the Rules and Regulations promulgated from time to time.
2. **Article V, Section 3** -Each Owner shall regularly cut and trim the front, side, and back lawns for their lot.
3. **Article XIV** - No landscaping or other improvement will be permitted which obstructs horizontal sight lines at elevations between two (2) feet and six (6) feet above the street. [Trees, shrubbery and other landscaping should be trimmed to maintain a view of the home's facade.]
4. **Article XIV** - Trees may be planted and maintained at a sufficient height to prevent obstruction of the sight line to the home. [Trees which overhang the sidewalk should be trimmed to a minimum of eight (8) feet above the sidewalk.]
5. **Article XXII** - Each Owner must maintain the landscaping, including the trees and shrubs and grass within the boundaries of its Lot, and the exterior of the Home and other improvements located on the Lot, in a neat and attractive condition and in good repair.
6. **Article XXIII** - No boat, trailer, motorcycle, motor home, camper, van, plane, or recreational vehicle of any type, may be parked or stored on any street or any Lot except within an enclosed garage or otherwise screened from view from the street or neighboring Lots.
7. **Article XXIII** - The pursuit of hobbies or other activities, including, but not limited to, work on vehicles, or other mechanical devices and woodworking, which tend to result in disorderly, unsightly or unkempt conditions, must not be pursued or undertaken except within an enclosed garage.
8. **Article XXVI** - No trash, scraps, litter, leaves, limbs, clippings, garbage, rubbish, debris, waste material, or other refuse may be deposited or allowed to accumulate or remain on any part of any Lot or the Common Area, except in sanitary receptacles or containers located and installed in the manner approved by the Architectural Committee. All equipment for the storage or disposal of such material must be kept in a clean and sanitary condition and must not be visible from the street nor from any private or common driveway, except for those times designated for collection by the appropriate waste management and collection authority. Owners must make individual arrangements for the prompt and regular removal of all garbage, refuse and trash from the Lot.