

Dear Bethesda Oaks HOA Member,

The Board of Directors has been working on minor updates to the Community Rules & Regulations document as it had not been updated since May 29, 2014. As a reminder, the Rules & Regulations document provides for the establishment of reasonable rules and regulations concerning the use of individual lots and common areas within the community.

In an effort to provide clear guidelines within our Rules & Regulations, the Board has identified where ambiguity or vague definitions might have existed and worked to add clarification in each of these areas. That is the purpose of this update to the Rules & Regulations, and it is being done in response to direct feedback from homeowners over the past 7 years.

A full version of the updated Rules & Regulations are posted on [bethesdaoaks.com](http://bethesdaoaks.com) along with this reasoning document explaining what updates were made. **The new Rules & Regulations will be effective January 1, 2022.** The summary list below indicates every substantive update made to the latest version of the Rules & Regulations document.

If you have any questions, please feel free to contact Property Matters Realty.

Best Regards,

Bethesda Oaks Board of Directors

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*The following additions and clarifications were made to the latest revision of the Bethesda Oaks Community Rules & Regulations:*

**2.1 Antennas, Satellite Dishes (DBS, MDS, DSS, Starlink)**

- Added *Starlink* to the list of dish types.
- Added clarification that *any other type of mounted antenna* requires ARC approval.

**2.5 Decks, Patios, Firepits, Screened Porches, Gazebos, Pergolas, Sidewalks, Driveways**

- Added *fire pits, gazebos, and pergolas* to this section.

**2.10 Flagpoles, Flags**

- Added clarification on miniature flags and permitted locations.

**2.13 Gardens, Landscaping**

- Added 3 new bullet points to clarify rules around hardscaping and softscaping:
  - *Hardscaping (any non-organic material such as rocks, concrete, stone, glass, etc) is not permitted around street trees. Plantings are not permitted around street trees or mailboxes. Homeowners are responsible for maintaining some type of organic ground cover material around their street trees such as mulch or*

*pine needles which are acceptable and pre-approved. Homeowners are not permitted to leave areas around street trees as bare dirt, grass, or weeds.*

- *Tall Fescue (sod/seed) is the only type of grass permitted. Bermuda grass is expressly prohibited.*
- *The planting of invasive, destructive, or disease-prone (i.e. Leyland Cypress) trees/shrubs are not permitted.*

## **2.18 Parking, Recreational Vehicles, Campers, Trailers, Utility Trailers, Boats, Motorcycles, Golf Carts, Commercial Vehicles**

- Added clarification to the first bullet point around golf carts being included in this list, and vehicles may not be parked on patios or decks (additions are *italicized* below):
  - “No vehicle, including recreational, camper, boat, trailer, utility trailer, motorcycle, *golf cart*, car or truck, will be parked on the grass, *patio, deck*, or sidewalk of any lot.”
- Added clarification to the third bullet point around how long recreational vehicles may be temporarily parked on a lot. Included *golf carts* in vehicle listing (additions are *italicized* below):
  - “Recreational vehicles, campers, boats, *golf carts*, trailers, and utility trailers must be kept in the garage with the garage door closed except temporarily in preparation for use or repair if such period does not exceed *a total of 48 hours over a 7 day period.*”
- Added new bullet point regarding motorized vehicles on common areas:
  - *Golf carts, motorcycles, dirt bikes, or any other motorized vehicle are prohibited from all common areas, including walking trails.*

## **2.26 Yard Maintenance**

- New 2nd paragraph added to clarify that each homeowner is responsible for maintaining all portions of their lot, including the street trees and land between the sidewalk and the street curb:
  - *In regards to maintenance of the right-of-way portion of each lot, per Article VIII ("Maintenance of Lots and Landscaping") of the Declaration of Covenants, Conditions and Restrictions for Bethesda Oaks: "The owner of each Lot shall be obligated to keep and maintain all portions of his Lot and the portion of the right-of-way on which his Lot is located lying between his Lot and the pavement of the road within such right-of-way in a neat, sanitary and attractive condition which is satisfactory to the Board of Directors."*