

BENEDICT HILLS ESTATES ASSOCIATION

9903 Santa Monica Boulevard #355

Beverly Hills, CA 90212

310 552 8102

PLEASE REMEMBER OUR SIMPLE RULES

- **MODIFICATIONS TO THE EXTERIOR OF YOUR RESIDENCE** requires prior approval by the Association's Architectural Committee. Please submit two sets of City approved building plans to the Association's Architectural Committee for review and approval before any such work commences. Repainting requires only submission of paint samples.
- **CONTRACTORS WORKING HOURS**, including construction, repair or excavation work with any construction equipment, and yard work which employs machinery, particularly machinery that creates a noise of any kind, such as leaf blowers, chainsaws and lawnmowers, are limited to the hours of 7:00 a.m. to 5:00 p.m. Monday-Friday and 8:00 a.m. to 2:00 p.m. on Saturdays. No such activity is allowed on Sundays or holidays. Contractors **MUST** be packed up and **GONE** from the residence by 5:00 p.m. Monday-Fridays and by 2:00 p.m. on Saturdays.
- **TRASH CANS** are to be placed at the curb no earlier than the day before trash pickup and are to be retrieved from the curb and returned to the side yard no later than the afternoon of the day following trash pickup. Lids should be placed tightly on trash cans at all times and wherever situated to prevent wildlife foraging.
- **SIGNS** or advertising devices of any kind -- other than realtor signs of customary and permissible dimensions not exceeding four (4) square feet -- are not permitted to be erected, displayed and/or maintained on any property or portion of property within Benedict Hills Estates Association. Alarm company signs are permitted.
- **CURB APPEAL** is important to maintain consistent neighborhood aesthetics and attractiveness and to maintain property values. Garage doors are to be kept closed unless in use. Garage doors are to be kept in good repair, painted as needed to cover nicks, accumulated dirt, etc. Lawns, bushes, trees and shrubbery should be kept trim and neat, minimizing any overgrown conditions.
- **DOGS - BARKING DOGS** are annoying! In consideration of others, ***PLEASE*** don't leave your barking dog alone outdoors and in no event should the offending dog be let outside alone/unsupervised after 9:00 p.m. or before 8:00 a.m (Owners of dogs barking excessively at any hour face city imposed fines starting at \$250 for a first offense, \$500 for a second and \$1,000 for a third. The city will impose fines if the barking continues for ten (10) minutes or more, or intermittently for thirty (30) minutes or more within a three (3) hour period. **DOG DROPPINGS pose a health hazard and must be removed from the ground immediately, including the sidewalk. Dog walkers are to carry plastic bags to pick up and properly dispose of dog droppings. Visit <http://blog.adoptandshop.org/scoop-dog-poop/> for important information regarding the hazards of not picking up dog droppings.**
- **ABANDONED VEHICLES** or vehicles in disrepair are not to be left on the street. Recreational vehicles, including campers, boats and jets skis are never permitted to be left in driveways driveway or on any street within the Association.
- **GARAGE SALES/ESTATE SALES** are not permitted
- **KEEP THE PEACE.** Unnecessary, excessive and/or annoying noise of any type which disturbs the peace, quiet and comfort of the neighborhood or any member of the Association is prohibited. Sounds amplify through our canyon -- please be sensitive to noise factors such as car honking, alarm activations, screaming, loud music and excessive dog barking, Party noise and music, including live bands, recorded and amplified music and radios, must be kept at a reasonable level at all times. Please be certain that outdoor speakers are at a reasonable level and are not left on past 10:00pm on weekdays and not past 11:00pm on weekends.