

Baywood Shadows Maintenance FAQs

(1) What is regarded as our HOA's general "acceptable" maintenance on my residence?

Maintenance is keeping your residence in what would be considered a reasonable and presentable condition. This is what any reasonable or prudent person would want to see consistent with upkeep of other homes in the neighborhood. The Deed Restrictions state: *"Maintenance shall be conducted to maintain a pleasing appearance with the other homes in the neighborhood"*. The Deed Restrictions define unsightly objects as *"objects which might reasonable be considered to give annoyance to neighbors of ordinary sensibility."* It also states that those objects shall not *"be placed or allowed to remain on any yard, street or driveway"* and that *"The Association shall have the sole and exclusive discretion to determine what constitutes an unsightly object."*

Things that one would not expect to see or that would be deemed unacceptable as per the Deed Restrictions would be yard ornaments in the front of the house that are not decorative and do not blend with the home, rotten wood, fences in need of replacement, etc. Mailboxes are required to be made out of brick matching the house, except for Section 5 which is excluded from this Deed Restriction. All these items are part of a "good neighbor policy" but our Deed Restrictions do require your residence to be maintained accordingly.

The following are items with the most common complaints that fall under the Deed Restrictions regarding "maintenance" of your home.

1. Trash or debris in front or side of the house visible from the street, including smokers and grills, yard tools and trash
2. Siding in need of replacement, repair, painting or power washing
3. Garage doors falling down or in a state of decay
4. Front entry doors in need of repair, paint or replacement
5. Mail boxes leaning, falling down or in a state of decay
6. Trees hanging over sidewalks (People walking have a real issue with this.)
7. Driveways or sidewalks in need of repair or power washing (Sidewalks can be referred to the city for replacement but don't expect immediate action.)
8. Landscaping not being maintained or yards not maintained
9. Tree stumps left for days or weeks (Please grind your stumps to the ground in the front of the house.)
10. Trailers and/or boats left in driveways or in the street for more than three days
11. Disabled cars or trucks sitting in driveways (There is also a city ordinance on this as well.)

(2) What items can I have parked in my driveway or in front of my home?

Per the Deed Restrictions: *“No non-motorized vehicle, truck, truck-tractor, tractor-trailer, bus trailer, boat or marine craft, motor homes, or campers shall be left parked in the street in front of any lot except as auxiliary to the construction or repair of a house or house in the immediate vicinity, or for servicing of or delivery of goods or merchandise to such house or houses, and no truck, truck-tractor, tractor-trailer, bus, delivery truck, boat, marine craft, motor homes, campers, or trailers shall be left parked in any driveway or other portion of a lot, unless inside a garage or out of public view. No part of the landscaped area will be used for the storage or temporary parking of any of the above.”*

The HOA understands the need to service, clean, stock or have any one of these items at your home for a short period of time (possibly one to three days). We respectfully requests that you send an email to baywoodshadows@gmail.com prior to doing this to make us aware of what you are planning to do and for how long to avoid unnecessary actions that might be taken by the HOA. You might still get a letter regarding the violation, but please understand that we are required to send out these letters to comply with the Deed Restrictions.

Note: any motorized or non-motorized vehicle parked in the street may have a ticket issued to the owners or even be hauled away by the City of Pasadena if it is not in compliance with city laws. The HOA has no control over what the city does. There are numerous laws about what can and cannot be parked on the street. Should an issue arise regarding any of the above mentioned items being parked in the street, the person with the complaint needs to call the City as the HOA has no authority to remove items off city property.

Please be aware that if there is an issue with cars parked in the street or blocking driveways between neighbors, we request that you try to work it out with your neighbor according to that “good neighbor policy” mentioned in this document. Please remember that it is not an HOA issue and you may have to file a complaint with the Pasadena Police Department if you cannot amicably resolve it with your neighbor.

Additional Questions

(1) Are signs allowed in a resident’s yard?

Yes in some cases. Signs related to “school spirit” including honor achievements are allowed for a reasonable time and are not to exceed 6 square feet. See your Deed Restrictions for more specific details.

Contractor signs. The HOA allows your contractor to place a sign in your front yard, but it cannot be on city property because the city will remove it. The general rule per Deed Restrictions is one week before the construction begins and no more than two weeks after. After that time, the HOA may remove it without liability or trespass. Your HOA strongly feels that home improvements being done at one residence encourages other residents to do the same. If a homeowner is willing to allow a sign, the contractor is likely to be worthy of

advertisement; however, the HOA does not endorse specific contractors. Please do your own research before hiring anyone to work on your home.

(2) May I put a storage building in my back yard and what are the requirements?

Yes. You may put a storage building in your back yard but it would need to be sent through the Architectural Committee for review. You may also have to meet some city requirements. Please download, complete and submit a “Home Improvement Request Form” from our website on the Documents page (baywoodshadows.org/documents). You would check the “Shed Installation” item, and you would also have to submit the specifications for the shed/storage building.

Note: Per the Deed Restrictions, no building may be constructed for operating a business on any lot.

(3) I would like to build a carport and enclose my garage, is that allowed?

Carports: Maybe. Carports must be built to meet all city permit requirements (especially regarding lot location), be approved by the Architectural Committee, and built with the same materials as the house. There are actually very few homes that have driveways located in such a manner that all the above can be achieved. No metal structures are allowed on the front of the house.

Garage Enclosure: No. Garages cannot be enclosed and used as a living area and per the Deed Restrictions. Any additional garage or out building on any lot shall be of construction and architectural type similar to the main house and requires Architectural Committee approval. There are very few lots in this subdivision that have the “legal area” that allows the construction of an additional garage whether by the city or by the Deed Restrictions.

(4) May I build an outdoor Kitchen in my back yard?

Yes. You may have to go through the city for the plumbing and such and it would need to be sent through the Architectural Committee for review as well.

(5) I would like to build a “stucco finish” masonry fence, would that be allowed.

Probably not. However, it would need to be sent through the Architectural Committee for review. Most fences in the subdivision are either wood or wrought iron so it would have to be a “special need issue” to be approved. See your Deed Restrictions for specific details.

(6) Is Landscaping required or an option

Yes. Landscaping is required by the Deed Restrictions on all lots. The amount of landscaping is not specified but it should be consistent with the homes in the neighborhood. See your Deed Restrictions for more details.

(7) May I use a window AC for specific area cooling?

No. Window AC units are not allowed as per the Deed Restrictions.

(8) May I breed and sell dogs from my home?

No. Per the Deed Restrictions, you may own common household pets such as dogs or cats but you cannot breed or sell them from your home. See your section's Deed Restrictions for more specific details especially on the nuisance to your neighbors, noise and odor references. You are also required to pick up after your dog when you walk it, and dogs must be kept on a leash at all times when away from their home.

(9) May I use aluminum foil or similar reflective material over my doors or windows for privacy or sun protection?

No. The Deed Restrictions are very clear on this.