**Sachem’s Head Property Owner Regulations**

The Sachem’s Head Declaration of Covenants, Conditions and Restrictions (CC&Rs) lays out rules of the association. It was established in 1987 during the development of the community.

Chesterfield County Code Compliance documents spell out zoning and rules to help promote the health, safety, and general welfare of Chesterfield County residents by designating the types of buildings, businesses and activities that are acceptable in specific zoning districts. These include rules regarding dogs, fences, unlicensed or inoperable vehicles, recreational vehicles and equipment, trucks parked in residential areas, discarded materials, building setbacks, illegal home occupations, signs, grass and weeds, and stock or farm animals.

HOAs may refine these and other regulations to best fit their specific communities. Below are the Sachem’s Head HOA Regulations:

**Exterior Home Consistency and Maintenance**

As the Architectural Control section of the CC&Rs states: “no building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or changes or alterations therein be made until the plans and specification showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to the harmony of the external design and location in relation to the surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee”.

Before beginning any work, homeowners must complete the Architectural Review Committee (ARC) Form, and provide the information specified above. ***Failure to do so will result in a $250 fine*.**

Changes or alterations, referenced above, include:

* Changing exterior paint or stain colors
* Changing siding or roofing materials
* Adding, changing, or modifying windows
* Erecting or modifying existing fences, walls, driveways, or other structures
* The CC&R reference to building of other structures includes:

storage sheds, gazebos, outdoor play structures, pools/hot tubs, ramps, porch/deck enclosures

Property alterations and harmony of design include:

* Major landscaping changes (approval is required to assure plantings or changes don’t impact topography, views, or create maintenance issues in adjacent lots or common areas). Coordinated efforts to improve landscaping flow and harmony in the community is encouraged and greatly appreciated.

This section of the CC&Rs also requires homeowners to maintain all structures and property to a level satisfactory to the Board.

Visible damage or deterioration on any aspect of a structure includes:

* Fading, cracking, chipping, or peeling of painted and stained surfaces
* Mildewed, mossy or rotted surfaces on siding, trim, roofs, windows, decks, fences, lattice, etc.
* Damaged exterior light fixtures, mailboxes, screens, etc.
* Cracked masonry

**Property Maintenance**

Requirements include:

* Removal of clutter and debris from grounds, driveways, decks, and porches
  + Tools, equipment, gardening, automotive, household goods, and pet items/supplies
  + Toys, bikes, wagons, sports equipment (when not in use)
  + Litter such as brush piles, tree trimmings, yard waste
* Items such as swings, sandboxes, play structures, and grills are to be placed in rear of house (Exception: Lakefront or walking path homes should seek ARC approval for placement)
* Trash receptacles, storage bins, and propane tanks should be screened from view in the rear or side of house (with lattice or as permitted by ARC). Exception: Lakefront or walking path homes should seek ARC approval for placement
* Trash and recycle bins should be placed at curbside the evening before pickup and moved back to their screened area afterwards (same day as pickup)
* Storage areas under decks must be screened (with lattice or as permitted by ARC)
* Firewood should be stacked or screened in the back yard (with lattice or as permitted by ARC)
* Seasonal and holiday decorations should be removed within 30 days of the event.

***If items are left sitting out for extended periods of time, a notice will be issued. Fines will follow, as per the published fine schedule.***

**Grounds Maintenance**

* Collect and dispose of leaves, pine needles, grass, limbs, and other yard waste on a regular basis
* Bagged yard waste may be placed curbside the evening before scheduled pickup
* Whether “formal” or “natural,” yards should be kept neat and attractive
  + “Natural” still requires weed control, ground cover, and clean demarcation of driveways and walkways
  + Landscaping timbers or garden borders must be set into the ground securely and be in keeping with the topography of the neighborhood (check with ARC for specifics)
* Promptly move delivered mulch, topsoil, gravel, and landscaping materials to their intended locations, and remove temporary coverings and silt fencing in a timely manner
* Eliminate bare dirt areas visible from the street or paths by mulching or planting ground cover/grass, etc.
* Routinely, do regular mowing and trimming of grounds and shrubs.

Raking, blowing, or dumping of leaves, grass clippings, tree branches, limbs, and garden debris into the woodsy areas, lake, curbs, streets, drainage ditches or HOA common/open spaces is **not permitted. *Any such dumping shall be removed at the expense of the* *homeowner.*** It is the responsibility of all residents to ensure their lawn provider adheres to all regulations that may apply to services rendered.

Dumping of any items – such as bricks, tires, branches, etc. on any of common/woodsy areas is strictly prohibited. (The country will no longer “bushhog” along the access area by the high-power lines, due to damage to their equipment by items residents have thrown back into that space). ***Fines will also be issued if these items are not removed.***

**Driveways and Walkways**

* Keep asphalt, concrete, aggregate and brick surfaces in good condition
* Keep walkways in good repair
* Keep driveways and walkways free of weeds, mold, etc.
* Establish clear demarcation of driveways
* Replenish gravel or stone to ensure complete and even ground coverage of the driveway (check with ARC for approved materials)
* Keep the street, gutters, and yards free of gravel spillage
* Reminder: Driveways are not to be used as storage areas, and building and landscaping materials should be removed promptly following project completion.

**Pets**

* Dogs should be on a leash, not allowed to run loose
* Dogs must be supervised, not left outside for extended time, and not allowed to bark excessively (owners of the barking dogs will receive notifications, followed by fines)
* Dog excrement must be either put in the bags that the HOA provides and deposited in the HOA provided Pet Waste Stations, or taken back to the dog owner’s home
* Personal trash should not be placed in the Pet Waste Stations
* Feces, pet urine, or other contaminated materials generated by household pets should be properly disposed of with your trash service
* Please refrain from feeding or inviting feral cats into the community
* Chickens and other outdoor pets are not permitted.

**Noise: Covenant Article VII, Section 6. Noxious or Offensive Activity**

* No noxious or offensive activity shall be carried on or upon any Lot or any part of the Properties, nor shall anything be done thereon which may be or may become an annoyance, or nuisance, public or private, to the neighborhood or which shall in any way interfere with the quiet enjoyment of each of the Owners of his respective dwelling unit, or which shall in any way increase the rate of insurance.

**Vehicles**

* Vehicles should be parked in driveways or on your street, not on yards or HOA common space
* When parking on the street, please be considerate of your neighbors and park your vehicles directly adjacent to your own property
* It is unlawful to park in front of a driveway and directly across from a driveway. (Chesterfield County code #13-41)
* Vehicles are required to park parallel to the curb with the right side of the vehicle along

the curb. (Chesterfield County code #13-41)

* Vehicles may not be driven on common/open space without approval from the Board of Directors
* Recreational vehicles (Motorhomes, campers, motorized boats, jet skis, trailers, etc.) may not be kept on the property
* Small hauling trailers must be stored in the rear yard and screened from view
* Inoperable vehicles must be removed.

**Mailboxes**

Mailboxes and posts should be in good condition, with house numbers clearly legible, and foliage cut back to ensure visibility of house numbers for police/fire safety purposes.

**Signs, Flags & Poles**

Guidelines include:

* Only one “For Sale” sign may be placed on your property
* “For Rent” signs are not permitted on your property
* Advertising and soliciting signs are not permitted
* Social protesting and political signs are not permitted
* Celebratory announcements and balloons are permitted but should be removed at conclusion of the event
* Small decorative banners are permitted. Flag poles may be mounted at or below roofline at the front or rear of the home, preferably on an angled 6’ pole
* All other signs must be approved by the Board
* Permanent basketball poles/hoops are not permitted along the lake front, in the driveway, on the street, or in the front and side of homes
* Moveable basketball poles/hoops may be used at the rear of the driveway and must be folded down with the use its cover or returned to storage after each use.

**Fire Regulations**

Our homes were built quite close to one another and in a heavily wooded neighborhood. To avoid a catastrophic community fire, strict fire rules must be in place.

* Open fires of any kind are prohibited, to include wood burning firepits, barrels and leaf burning, which is strictly prohibited within our zone of Chesterfield County
* CSA certified propane firepits/tables are allowed if manufacturer’s safety guidelines are properly followed and placed in the rear of house.

**Lake Regulations**

The lake, pathways, and common areas are private and for residents and their guests only. Homeowners are responsible for their guests’ use of these areas while here. Guests must be accompanied by the homeowner.

* Canoes, paddle board, and kayaks must be store on homeowner’s property when not in use
* Safety flotation devices are required on all watercraft
* Access to the lake is either via the gate at the end of Spring Cress Court or the area next to the gazebo
* Fishing is allowed
* Swimming is not allowed
* Motorized watercrafts are not allowed
* No watercraft is allowed on the lake after dark.

**Rental Regulations**

Property owners must provide tenants with copies of all regulations and assure they are followed. Homeowners will be liable for all noncompliance by their tenants.

* Short term rentals under 6 months, to include Airbnb, VBRO, and other vacation homestays and experiences are prohibited
* Only formal residential lease agreements between a landlord and tenant, for 6 months or more, are allowed
* Homeowner emergency contact information must be provided to the Board and kept current for all rental properties.

THANKS FOR HELPING TO MAKE OUR COMMUNITY SAFE AND BEAUTIFUL

Revisions and Additions – March 2024

Approved by the HOA Board of Directors