

HOA and City of Norfolk Rules Impacting Bay Breeze Point (BBP) Residents

Both BBP and Norfolk have rules that directly apply to you. This document highlights some of the rules that can be found in BBP's "Governing Documents" and/or City of Norfolk Codes. If you have questions on any of these rules, please review the appropriate HOA and/or City document. Some "Rules" follow:

1. **Single-Family Community** – BBP was established and is maintained as a single-family community as defined by Norfolk's Zoning Ordinances. More specifically, Norfolk's "Zoning Ordinances Article 8.3.2" clearly defines what a "family" is. All owner-occupied and non-owner occupied "rentals" must comply with these single-family rules.
2. **Vehicles** -- No portion of the property shall be used for repair of motor vehicles or storage of junk/inoperable vehicles. All vehicles parked on public streets and in private driveways must display current, valid state license and state inspection (if required by the licensed state)
3. **Operation of Kids Powered Toys/Vehicles** – Powered kid's toys/vehicles are not allowed on public streets.
4. **Parking** – 1) All Norfolk and Virginia normal parking codes apply to BBP, e.g., must park on right-hand side of street, must not block driveways or intersections, must park close to curbing. 2) No parking of recreational vehicles, boats, personal watercraft, and trailers for said items on public streets or in driveways/front of homes. 3) Commercial vehicles in excess of ¾ ton trucks and related equipment are normally prohibited. Passenger or standard vehicles, such as vans which do not exceed this size, which are used for commercial purposes by members shall be permitted to display commercial signage, however no equipment shall be visible or displayed outside of said vehicle.
5. **Pets** – Generally recognized house or yard pets, in reasonable numbers (e.g., Norfolk allows no more than four adult dogs and four adult cats in any one dwelling unit or premise), may be maintained, provided such pets are not kept or maintained for commercial purposes. All pets must be on a leash and under the control of their owner when they are outside the owner's property boundaries (Norfolk does allow some special "off-leash" permits if the owner meets requirements – currently less than 30 such permits have been issued by Norfolk). Pet actions must not become a nuisance to other residents, e.g., allowing cats to freely roam the community. Owners are required to clean up after their pets. All pets must be licensed as required by law. Norfolk's public beaches are not "dog parks".
6. **Antennae** – Exterior television, satellite dishes, or other antennae are normally prohibited except as follows: "Satellite dishes or antennas of one meter or less in diameter may be installed in accordance with FCC and HOA "governing documents" rules. An ARB application should be submitted before installation. Satellite dishes or antennas should be installed in the rear portion of the property. Inactive dishes and/or antennae should be removed."
7. **Trash, Firewood and Storage** – No lot or property shall be used or maintained as a dumping ground for rubbish, garbage, or other waste. All rubbish, garbage and other waste shall be kept in sanitary containers at all times and these containers should be stored at least five (5) feet behind the front building line or screened from public view, except when paced on or by the street for collection during any regular collection day. Containers shall be placed on the street no earlier than 5:00 PM on the evening prior to announced collection day and returned by evening of the said collection day.

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8. **Signs** – No signs of any type shall be displayed to public view on any lot without the prior consent of the ARB except for the following: 1) one sign, of not more than ten square feet advertising the property for sale or rent. These signs must be fixed and not hanging for the safety of the community; 2) signs **required by City of Norfolk** during construction; and 3) political signage as follow: “political signs in support of major elections are approved, provided the following restrictions are complied with: a) political sign can be erected within thirty (30) days of the posted election date; b) political sign must be removed within the three (3) day period following the posted election date; c) each BBP lot owner is restricted to a maximum of two (2) political sign(s) totaling less than ten square feet in size, i.e., if two political signs are erected, the combined size of both signs must be less that ten square feet; and d) all political signs must be approved/endorsed by the candidate. If signage outside of the above restrictions is desired, approval must be sought via the established ARB application process.”
9. **Fences and walls** – If approved by the ARB process: any fence, wall, tree, hedge, or shrub planting shall be erected and maintained in such a manner as to not obstruct sight lines for vehicular traffic. Actual fence and/or enclosure location, material and design **MUST** be approved by the ARB before installation begins. Any fence or wall built on any of the BBP properties/lots, as well as trees, hedges, and shrub plantings shall be maintained by each respective owner in a proper manner so as not to detract from the value and desirability of surrounding property and community. Specific fencing guidelines can be found in BBP’s “governing documents”.
10. **Lawn Care** – BBP has the following “lawn care” language within its “governing docs”:
“It is the homeowner’s responsibility to keep all shrubs, trees and grass neatly trimmed, properly cultivated and free from trash, weeds, and other unsightly materials. “Neatly trimmed” shall be defined as: 1) mowing before turf reaches a height of six inches; 2) edging sidewalks, driveways and curbs; 3) trimming around all structures, sheds, fences, etc.; 4) trimming or pruning shrubs and trees; and 5) controlling weeds.” Additional guidance: “Property owners will not apply chemicals that kill all vegetation on areas of their properties that are visible from the street unless they have obtained BOD approval for such actions. This restriction applies to all BBP properties (both improved and unimproved lots) but does not preclude chemical applications to control weeds and select problem grasses, e.g., crabgrass.”
11. **Architectural Review Board** – Before commencing exterior construction/alteration on any lot or property, e.g., improvements to alter, enlarge, demolish or remove in a manner that changes the exterior appearance (including paint color), the property owner must submit a complete ARB application and receive approval by the Architectural Review Board (ARB), i.e., ***The ARB must approve any planned exterior alterations to your property before such alterations are started.***