

Effective, September 1, 1998 with latest revision June 7, 2022

House Rules

The implementation of the following House Rules is designed to assist in ensuring our common goal of a uniform community atmosphere. Many of the items were extracted from the By-Laws. These house rules DO NOT replace the By-Laws; but will be enforced in conjunction with the By-Laws. All homeowners are strongly urged to read and adhere to the House Rules (to avoid penalties) on the following:

1. No industry, business, trade, occupation or profession of any kind, commercial, religious, educational or otherwise, designed for profit (yard sales, flea market), altruism, or otherwise, shall be conducted, maintained or permitted on any part of the Property, nor shall any "For Sale", "For Rent", or "For Lease" signs or other window displays or advertising be maintained or permitted on any part of the Property or in any home therein nor shall any home be used or rented for Airbnb, transient, hotel, or motel purposes.
2. No homeowner, occupant, or any of his/her visitors shall at any time bring into or keep in their home or parking space any flammable, combustible, or explosive fluid, material, chemical or substance (except gasoline in automobile tanks and grill propane tanks in your rear yard).
3. Nothing shall be done in any home or to the common easement which will impair the structural integrity of the adjoining homes or structurally change the common easement.
4. Nothing shall be altered (E.g., gate locks) or constructed on or removed from the common easement (E.g., Parking space). Nothing (included but not limited to signs) shall be erected or placed (including welded) on common easement (common gates, fences and party-walls) without prior permission of the Board.
5. No animals, birds, or reptiles of any kind shall be raised, bred, or kept in or on the common easement except that dogs, cats, or other household pets, may be kept in homes, provided that they are not kept or maintained for any commercial purposes. Dogs are not permitted in the common easement unless carried or on a leash. Under all circumstances pet owners shall remove any waste of their pets left on any of the common easements, sidewalks, and street areas adjacent to the Property.
6. No noxious or offensive activity shall be carried on the common easements nor shall anything be done therein either willfully or negligently, which may be or become an annoyance or nuisance to the other homeowners or occupants. This includes excessive noise such as but not limited to audio amplification (E.g., Loud music).
7. There shall be no obstructions of the common easements nor shall anything be stored on the common easements without the prior consent of the Board.
8. There shall be NO – BBQs, playing, lounging, parking of baby carriages, playpens, wagons, recreational vehicles, benches, wheelchairs, swimming pools, chairs, or toys, riding bicycles, skating, in-line skating, basketball, football, baseball, softball, or any other recreational activity on any part of the common easements except for special events designated by the Board.

9. No clothes, sheets, blankets, laundry or other articles of any kind shall be hung out of a home or exposed on any part of the common easements, rear or front yards. The common easements shall be kept free and clear of rubbish, debris and other unsightly materials, nor shall any rugs, brooms, or mops be shaken or hung.
10. Each homeowner shall keep their property in a good state of preservation and cleanliness. All owners shall be obligated to maintain and keep in good order and repair their own property in accordance with the provisions of the By-Laws and governing laws. Property owners must maintain their landscaping (overgrown/overhung branches, flowers, and shrubs.)
11. No repairs of automobiles shall take place on any of the Property. The parking spaces may not be used for any purpose other than to park ONE vehicle per space. No commercial trucks shall be permitted – except for loading and unloading merchandise. Unauthorized vehicles will be towed at the owner's expense.
12. The Board may enforce the designation of a parking space for the use of a homeowner by having the unauthorized cars using such space towed away. Repeat offenders who double-park and remove the vehicle (personal, contractor, visitor, or otherwise) before the tow company arrives will incur an assessment with evidence. Homeowners are required to keep parking gates closed and locked at all times. A five (5) mile-per-hour speed limit will be enforced in the driveways. The Board may implement and enforce other reasonable parking regulations.
13. House exteriors – Doors, windows, gates, siding, and iron fences must remain the same color as time of original purchase by the first Homeowner of Record. Visit the Association's website, www.atlanticcenterha.org to obtain our paint formulas. ACHA paint colors may be purchased at the owner's expense from Mazzone Ace Hardware (formerly Pintchik) located at 476 Bergen Street, Brooklyn, NY 11217. The gate colors are Atlantic Center green and Atlantic Center grey. Awnings, sidings, and bricks must remain in their original color.
14. The following rules shall be observed with respect to recycling and refuse disposal:

All wet debris must be securely wrapped and bagged. Cartons, boxes, crates, sticks of wood, or other solid matter shall be neatly bundled. It is advisable that garbage be placed outside the night prior to a scheduled pick-up. If the garbage is not picked up contact the Department of Sanitation. Homeowners are responsible for re-bagging all damaged or torn garbage bags. Department of Sanitation must be contacted to arrange for bulk refuse pickups.

Any consent or approval given under these House Rules may be added to, amended, or repealed at any time by resolution of the Board.

These House Rules may be altered or amended by vote of the Board as set forth in the By-Laws.

ACHA Board of Directors