

**Select Bloomfield Township ordinances (summarized)
applicable to our neighborhood and regularly monitored
for compliance by the KPOA**

Open Storage Ordinance

Per the open storage ordinance, the following items are allowed to remain outdoors in your yard (front, side or back) or driveway:

- running, drivable passenger vehicles with a license plate and current tab (no boats, no RV's, no snowmobiles, no trailers, no commercial vehicles, no unlicensed vehicles, no vehicles that aren't operating)
- lawn/patio furniture and normal garden tools/decor
- BBQ grills
- children's play structures and toys including basketball and soccer posts/nets, trampolines, etc.
- neatly cut and stacked firewood

And that's it. Just those things. Everything else should be in your garage or shed. Please know that there are exceptions for homes under construction and it's perfectly fine for you to bring home a commercial truck or your boat or RV every once in a while, to unload it or to get it ready for a trip or winter storage. But when a week turns into several weeks and then a month or more, that's a violation. Your trash cans and ladders and whatever else you'd like to stash on the side of your house need to be stored in your garage. If a large tree comes down in your yard it needs to be cut up and hauled away promptly. Even if you stash an item outside the parameters of the list above in your backyard or behind your garage and it can't be seen from the road, it can probably be seen by at least one of your neighbors - and it's still a violation of the ordinance.

Why is this monitored by the KPOA? Kentmoor is an "open landscape" neighborhood. From any given yard, you can sometimes see into 3-6 other yards. Ensuring the integrity of the plan for the neighborhood as it was designed, with wide open spaces and natural barriers, is a function of the association as outlined in our Kentmoor deed restrictions and association by-laws. Because the Township's open storage ordinance, which prohibits the storage of unsightly items in the open anywhere in the Township, meshes perfectly with our neighborhood goals, the association regularly monitors the neighborhood for ordinance compliance so all Kentmoor neighbors can continue to enjoy the view.

Dog ordinance

Your pet may run free in your yard, but if he or she leaves your property, the dog must be on a leash. Please look into an invisible fence if your dog is fond of wandering beyond the boundaries of your property. Many neighbors have them.

Why is this monitored by the KPOA? Some adults and young children are fearful of dogs and every neighbor should be able to walk or drive through the neighborhood at any time of day without the worry of being accosted by someone's dog or fear of running over a neighbor's pet.

Snow plowing ordinance

Please inform your plowing contractor that all snow must be pushed from the road onto your property only - not across the road. If you have a circular drive that means at least two pushes up from the road so the snow is piled in your yard, not up one side and down the other so the snow ends up across the street. It's a \$75 fine for the first offense, more for subsequent offenses and the property owner will be ticketed, not the plowing contractor, so it's your responsibility to make sure your snow removal crew is aware of the ordinance.

Why is this monitored by the KPOA? It is "just snow," but during significant snowfall winters, piles of snow at the road can get pretty high. If your contractor is pushing snow across the road, it can begin to pile into the road causing problems for the mail truck and neighborhood traffic. If the snow piles get high enough, it causes visibility problems for neighbors pulling out of their driveways. In addition, the scraping of plow blades across the road (which is across the grain, Township snowplows clear with the grain) is additional stress on the asphalt. Plow blades going across the road can catch on the center seam and they can tear up grass in your neighbor's yard when your snow is pushed into piles on their lawn - and that's something your neighbor will have to repair in the spring. Please be a good neighbor and keep your snow in your yard.

Trash ordinance

Trash may be placed at the street no sooner than 12 hours before scheduled collection and trash cans must be brought in within 12 hours of collection, so, for our neighborhood, that's about 7 p.m. Monday nights to put trash out for Tuesday morning collection and 7 p.m. Tuesday nights to have trash cans and recycling bins back in.

Why is this monitored by the KPOA? You might not think it's a big deal to haul your trash out on the weekend when it's more convenient, but it goes back to "the view" that is so coveted in Kentmoor. No one wants to look at their neighbors' trash longer than necessary. And the longer it's out, the better the chance of it getting torn into by raccoons and other animals.

Construction / lawn crew noise ordinance

If you are building or remodeling in Kentmoor or if you utilize the services of a commercial lawn crew, please be aware that construction and lawn crew noise is prohibited by Bloomfield Township on Sundays and legal holidays. Outdoor work that is quiet is fine and you may certainly mow your own lawn, but there should be no commercial lawn crews cutting, construction equipment operating or any jobs in progress using power tools or even repetitive hammering on Sundays or legal holidays. In addition, work may not begin at any Kentmoor property before 7 a.m. Monday-Saturday and everything must be wrapped up and quiet again by 6 p.m. each evening. The ordinance also stipulates that all construction sites must be maintained in a neat and orderly manner, dumpsters must be emptied on a routine basis and the road must be swept clean at the conclusion of each work day.

Why is this monitored by the KPOA? For many years, Kentmoor has been undergoing a transformation. On a fairly regular basis, homes in our neighborhood are torn down and replaced with new construction and many other homes have undergone major

renovations. When there are multiple active job sites in Kentmoor and/or multiple lawn crews cutting, it can get pretty noisy around here. Our neighbors value the serenity and cleanliness of our neighborhood. Please be sure that all your contractors are aware of the parameters of the noise ordinance and proactively ensure that they wrap up any work at your home no later than 6 p.m. Monday - Saturday.

Advertising Signs

Advertising signs of any sort (with the sole exception of a single "for sale" sign if your property is for sale) are prohibited by our deed restrictions. Advertising is the operative word, so you may certainly congratulate your latest graduate, announce a baby's birth or support the candidate of your choice at election time. As long as a sign of that sort is up and down within 30 days or so, it's not a problem. But if a contractor sticks a sign in your yard advertising his or her services – including the little lawn treatment company advertising signs that pop up all the time - please remove it immediately.

If you have questions or issues regarding Bloomfield Township ordinances as they apply to our neighborhood, please e-mail your inquiry to Al Hall at alhall@industrialpublicity.com.

For a complete list of all Bloomfield Township ordinances, please visit the Township website, www.bloomfieldtp.org.