

BRAE BURN RESIDENCY STANDARDS

The Following are selected items from the Brae Burn and Sugar Mill DCC&R's which govern residency in the Brae Burn community.

1. Living units may be used for residence ONLY; no trade or business is permitted.
2. All Dogs must be leashed and under the owner's control at all times, this includes; Therapy, Command Dogs, Emotional Support and Service Dogs (unless specified by the ADA). All feces must be removed from the ground immediately.
3. RENTALS: The City of New Smyrna Beach requires a minimum rental of one month in our zone here in Sugar Mill. No daily or weekly rentals are permitted in the Brae Burn Community. **THIS WILL BE STRICTLY ENFORCED.**
4. No trucks, boats, or other vehicles with commercial lettering or Recreational Vehicles shall be parked in the unit areas. Noncommercial pick-up trucks should be parked overnight in the driveway, but not overnight in the streets. During the day, all vendors and visitors may park in the street, but be sure all 4 tires are on the pavement so as not to damage the irrigation systems. No car tarps are allowed on vehicles parked in driveways.
5. Household and yard trash should not be placed at the curb prior to the evening before the pick -up day due to animals. After pick-up, trash containers should be removed as soon as possible to the inside of the garage.
6. Pool use is governed by the restrictions posted at the pools. Guests must be accompanied by an owner or lessee. Children under 12 must be accompanied by an adult. Additional pool rules are posted at the pools. Dogs are not allowed in the Pool or on the deck. Please close the gate after leaving the pool and please put the umbrella back down if in use.
7. Noise sufficient to be a nuisance and disturbance to other residents is to be avoided. Consideration should be given to the relative closeness of residences in the community when engaging in noise producing activities, especially in the pool areas.
8. The Board would like to remind all property owners that alterations, modifications, or additions to home and properties must receive prior approval from both Sugar Mill and Brae Burn Home Owners Association. In the case of Brae Burn Association, requests for approval are handled by Bob Lack, President or Tom Robinson, Vice President. Please consult your homeowner's Association bylaws for further information. This includes roof and garage doors. All Approvals for Rental Properties are to go through the Owner and not the Tennant of Property being rented.
9. All motor vehicles when not garaged shall be parked with all 4 wheels on pavement to prevent damage to the irrigation system.
10. No laundry may be visible on decks or driveways.
11. Outdoor lawn ornaments must be kept to a minimum and may be asked to be removed.
12. Rental Property – It is up to the Owner to provide each tenant the DCC&R's and Residential Standards, etc.

Dated Nov. 2022

Revised January 2024

Doc: MTG BBStandards