



LEESBOROUGH HOMEOWNERS ASSOCIATION

Neighbors, Friends & Community

www.Leesborough.com

KEY HOA RULES TO REMEMBER

The Leesborough Community was established with a set of governing documents and rules implemented and managed by our Homeowners Association (HOA). The purpose of our community rules is to help manage commonly owned resources, such as the community parking spaces and to maintain property values by helping to ensure a neat and well-kept appearance of our community. The complete set of governing documents and rules can found on our website.

Below you will find a quick guide to the key rules to remember. Please be courteous of your neighbors and make sure your guests (or tenants) are aware of the community rules.

1. All External Changes To Your Home Require HOA Approval In Advance:

To maintain the uniform look of our community, homeowners are required to request HOA approval before changing the external appearance of your home (e.g. changing, removing or adding any trees, bushes, or other landscaping, changing paint colors, adding a storm door, etc.). A simple form for requesting approval is on the [HOA website](#) along with a guide to where to send it for review.

2. Trash & Recycling Bins Must be Stored Inside:

Trash & Recycling bins must be stored inside your garage and put away after trash day. Please make arrangements with a neighbor or friend to put your bins away if you go on vacation and need to put trash out before you go.

3. Vehicles in Driveways Must Not Extend into the Road or Alley:

To ensure access for emergency vehicles and the free flow of traffic in our community, any vehicle parked in your driveway must not stick out in the road/alley. Vehicles extending into the alley can be towed for blocking emergency vehicle access. (See reference section below.)

When unloading from a vehicle in front of your home or beyond your driveway, please use your hazard lights so we know the vehicle will be there for just a few minutes and to avoid being towed.

4. Commercial Vehicles are Not Allowed In Community Parking Spaces:

Taxis, work trucks or vans, or any vehicle with a business logo or name printed on may not be parked in community spaces (e.g. any vehicle with a commercial logo or name on it).

5. Park in Designated Spaces Only:

Community parking spaces are designated by white lines on the pavement. All other areas are fire lanes and must be kept free for emergency vehicles. Vehicles parked anywhere not designated by white parking space lines are subject to **immediate towing without warning**.

6. No Flat Tires Or Expired Tags in Community Spaces:

Only operable vehicles may be parked in community spaces. Vehicles with flat tires (including 'run-flat' tires without air), expired tags, or those made inoperable by an accident, are not allowed to be parked in community spaces.

7. Visible Laundry is Prohibited:

Air drying laundry outside or on decks is not allowed.

8. Rentals Must be Registered:

If you plan to rent your home, the Community rules require you to register your property with the HOA. Please [contact the board](#) with the lease timeframe and the contact information of your tenants.

Rentals must also be licensed and registered with the [Montgomery County Department of Housing and Community Affairs](#). License fees are due annually to the County.

9. Signs Are Prohibited:

Signs are not allowed to be displayed on properties or in windows. Temporary rental or for sale signs of a reasonable size are permitted.

Political signs are allowed on homeowner property in advance of primary elections, general elections, or a vote on a specific proposition. Per the Maryland HOA Act, political signs may be posted 30-days in advance of an election and must be removed 7-days post-election.

10. Sheets May Not Be Hung in Windows:

Sheets may not be hung in windows.

11. Vegetable Gardens - Back Only:

Vegetable Gardens are only permitted in the rear of the yard (not in front of the home).

12. Mattresses & Old Furniture Require Special Pickup:

Old mattresses, furniture, appliances, or other bulk items require special arrangements to be picked up, and may not be stored outside. The County's regular trash service will not pick up these items. You must make special arrangements with the [Maryland Department of Environmental Protection](#) to collect the bulk trash items.

Bulk items may be placed outside on the day you have scheduled a pickup, and not before. Please [notify the HOA](#) when you have a special pickup scheduled so we know junk is not being stored outside.

Parking Rules Reference:

NOT OK: BLOCKING EGRESS

(i.e. emergency vehicles & free flow of traffic)



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OK: NOT BLOCKING EGRESS

