**Brittany Park**

**General Community Updates**

**April 6, 2022**

**www.brittanyparkcommunity.net**

**President –** Ron Booth

**Vice President –** Nicole Johnson-Blount

**Treasurer** – Eric Nelson

**Secretary –** Eddy Giles

Dear Brittany Park Homeowner,

This notice is prepared on behalf of The Brittany Park Board of Directors. Your assistance and cooperation for addressing applicable concerns for your home is greatly appreciated.

Preservation of property values is an asset to all owners in the community. Curb appeal is very important as the appearance of the landscape and the homes are first impressions which yields favorable results for all owners.

In keeping with these principles, residents are reasonably expected to exercise appropriate restraint, moderation, tolerance and taste in their conduct and living habits and to maintain or request permission to improve their homes for aesthetic appeal and peaceful enjoyment of all owners. Collaterally they may reasonably expect reciprocal consideration from their neighbors.

When you purchased your home, you agreed to abide by the Declaration of Conditions, Covenants and Restrictions (CC&R) which are intended to protect and increase the value of your home. Most homeowners are in compliance with the CC&R, however, some are not familiar with them and thus a few reminders are provided below. It is recommended that you read these guidelines and take a good look at your home and yard to assure you are in compliance.

The following provisions of the Rules and Regulation, if applicable to your home, must be corrected to avoid fines or sanctions as determined by the Board:

1. **Lawns -** Lawns should be mowed weekly during the growing season which is from May 1st and September 30th. If you go on vacation, please ensure that someone mows your grass while you are gone. Grass clippings should not be put in landscape beds.
2. **Edging -** Curbs, driveways, walks, and landscape beds should be edged every other week.
3. **Yard Waste –** All yard waste and trimmings should be put in bags and stored out of sight. On the night before your rubbish pick up, it may be placed on the curb.
4. **Mulch/Pine Straw –** Landscape beds should be covered with fresh pine straw or mulch twice a year, in the Spring and Fall. This will not only help prevent weeds in your beds but it will hold moisture in the soil.
5. **Weeds -** Regular applications of weed preventers will prevent weeds from growing in your yard.
6. **Mailboxes-** Take a look at your mailbox and be sure yours is freshly painted and that the numbers are permanently affixed according to the community standards. All mailboxes must be black.
7. **Home Repairs -** As soon as the weather permits you can begin exterior home repairs. Check to see if your home needs painting; if your trim or siding is rotten and needs to be replaced; if there is caulking to do or boards to replace; if your driveway, sidewalk or house need pressure washing. Remember, if you plan to paint your home a new color, you will need written approval.
8. **Hide from View -** Trash receptacles should be hidden from view as should tools, toys and sports equipment that are not in use. Do not store trash cans in a location where it is visible from the street.
9. **Parking -** Vehicles should be parked in garages and driveways, not on the streets. This is for the safety of all, especially children. Recreational vehicles, boats, trailers, commercial vehicles and non-operable vehicles cannot be parked in the community or on any lot.
10. **Pets -** If you have a pet, be mindful of your neighbors. No one wants dog waste in their yards, dogs barking and running through their yard. Keep your pet safe and away from harm.All pets must be leashed while in the community and under the direct supervision of a responsible adult. Pit Bull dogs and/or other Board determined dangerous breed dogs are not permitted.
11. **ARC Approval - ALL changes and/or additions to the exterior of your home need the approval of your community Board. Your request should be sent for review to the Board of Directors via Carol at Access. The community ARC [Architectural Review Committee] forms which must be submitted for any exterior modification to your home are available on the website at** [**www.brittanyparkcommunity.net**](http://www.brittanyparkcommunity.net)

**Failure to submit modification forms are a violation of the covenant and will result in a $250 fine.**

**Please be certain to submit a modification form when making exterior modifications to your home. A few examples are detailed below and include:**

* **Changing the exterior paint color of your home [trim, doors, shutters, garage, etc.]**
* **Building an extended deck**
* **Replacing your door or your roof [design and color are important]**
* **Installing a fence [wood fences are not permitted]**

1. **Traffic –** Please observe all speed limit signs and STOP signs in our community! They are there for a reason – to protect our children and pets! Please drive with care and safely and do not speed!!!
2. **Community Clean-up –** Please remove papers and/or other debris from your driveway on a regular basis. Do not store or place interior furniture or other items outside your home. Do not hang clothing or rags to dry outside of your home. Please keep the community beautiful!

Take a moment to look over your entire property and make sure it is in full compliance. Inspectors tour your community on a regular basis. When violations are found, a letter is sent as a reminder that action needs to be taken.

Please remember your home is one of the largest investments you will ever make. Protect the value of your home by maintaining your property and adhering to your community standards. You will find attached the ARC Modification forms to be used for exterior modification requests/improvements to your home.

**Delinquent Assessments–**If you have not paid your Assessment fees please address this immediately. All delinquent accounts will be turned over to a collection agency – NO EXCEPTIONS. Please visit the Access Management website for payment instructions. – [www.accessmgt.com](http://www.accessmgt.com).

**Tenant Information** – We want to hear from you! You are important to us. Please contact management if you have any questions or concerns.

***On behalf of the Board of Directors of Brittany Park, we thank you in advance for your support and your cooperation!***

Carol Wilborn



Property Manager

**Brittany Park HOA**