

Subject: Most Common Compliance Issues  
February 2010

Welcome to our new neighbors!!

We purposefully designed one of the most liberal Compliance/Fine Systems in the country. We incorporated a four-step, graduated procedure, taking into account the occasional forgetfulness most of us experience. In addition, on January 1, everyone starts out with a clean slate. The exceptions are major ongoing ARB violations, unpaid fines, unpaid Annual Assessments, etc.

Our community's appearance and environment receive numerous unsolicited compliments from visitors. This is due in large part to the pride we take in Schieveling Plantation, a result of our individual efforts and cooperation. Our approach to compliance also plays a major role; we do enforce our Covenants, Conditions, and Restrictions (CC&R's). Why do we enforce them? A reasonable question. Besides the legal obligations to do so, it can, in part, be answered by the two attached photographs from a nearby community. This community failed to enforce compliance or lacked CC&R's. The two houses are across the street from each other; there are many more such examples.

It is not all about Schieveling's physical attributes. This community has heart and soul as demonstrated by our many activities including events for the kids and other neighborhood groups. These tangible and less tangible attributes are interdependent.

Compliance should not be a one-person operation; however, because of the nature of compliance enforcement (the pay, fringe benefits, and hours are dismal, and a few of our clientele are hard to please), it is difficult to recruit other folks to share in it. We can only ask your cooperation.

Our CC&R's and other documents can be found on our Officers and Documents Page:

<http://www.schievelingplantationhoa.org/Officers%20and%20Documents.htm>

at the Schieveling Plantation Website:

<http://www.schievelingplantationhoa.org/index.htm>.

In an attempt to make things a little easier, here is a listing of the most common requirements. All of the CC&R's, however, have to be consulted. The full language is not included; in most instances, you see just the essence. If you have questions, please feel free to contact Glen A. Zimmerman, Chair, Compliance Committee (763-0063; gbzimmerman@yahoo.com).

A quick word about the Architectural Review Board (ARB) requirements. Billy Hughes (556-5718; hughesappraisal@hotmail.com) is the Chair of the ARB. Before you put up a fence, build a deck, remodel, cut down trees, substantially change your elevation/topography, change exterior paint color, etc., please contact Billy. It is so much easier to work things out from the beginning; prior ARB approval is mandatory.

### **Some CC&R's Requirements**

**Animals** – You are liable for your pets. All pets must be secured by a leash or lead at any time they are permitted off the owner's premises." "All pets..." includes cats. You must pick up after your pets. County and City ordinances also require picking up after pets. Among other things, it is a health issue.

**Garage Doors** - "Garage doors shall remain shut at all times except when entering and exiting." Note: Garage doors can be left open while performing yard maintenance, etc., where there is a reasonable expectation that one will be entering and exiting fairly often over a brief period of time. Open garage doors can be a serious security/safety problem.

**Garbage Cans** - "Trash, garage (sic) or other waste shall be kept only in sanitary, covered containers. Such closed, sanitary containers shall always be stored in such a manner that they cannot be seen from the street or adjacent property. All such closed trash shall regularly be delivered by Lot owners to street side on appropriate mornings for garbage and trash removal and said empty containers shall be retrieved from the street no later than 7:00 PM of each such day." Place garbage cans, waste receptacles, trash, etc., elsewhere where they are not visible from the street or adjacent property, preferably in your garage.

**Mailboxes** - "It shall be required that all mailboxes, mailbox posts, etc, (sic) be of uniform shape, size, height, color, and design, the details of which shall be furnished to each owner by the ARB." "All mailboxes shall be uniform. If a mailbox is damaged or decayed, owner agrees to replace box at owner's expense within thirty (30) days from date of notice." We are going into our 10<sup>th</sup> or 11<sup>th</sup> year as a community. Please keep tabs on the condition of your mailbox.

**Parking** - "No resident's motor vehicle shall be parked or left on any street overnight or on any property shown on the plat of Schieveling Plantation, other than a driveway." It also states, "There shall be no overnight parking on the street or lawns." NOTE: Guests may park overnight on the streets. If a guest becomes a long-term guest at the house (more than one week), then the resident overnight parking restrictions apply. Please ensure that you use your

driveway for overnight parking. No parking is permitted on lawns at any time, including the strips of grass between the streets and sidewalks.

**Trailers, Boats and Trailers, Etc.** - "There shall be no overnight parking on the street or lawns." "No trailer, recreational vehicle, motor home, boat or boat trailer, school bus, commercial vehicle or truck may be parked, stored or allowed to remain on any street or street right-of-way. No such described vehicle may be kept, stored or allowed to remain overnight upon any of the common property of the Association..." A Utility Trailer or a Boat/Trailer may be parked in the driveway for two consecutive nights in any given seven-day span. "In the event an Owner shall have out of town guests visiting, however, a [guest's] trailer, recreational vehicle, motor home or a boat and boat trailer may be parked in the driveway in front of the rear corners of a residence for a period not to exceed three (3) consecutive days."

**Yards** - "Each Owner shall keep all Lots owned by him, and all improvements therein and thereon, in good order and repair, including but not by way of limitation, the seeding, watering and mowing of all lawns and grounds, the pruning and cutting of all trees and shrubbery and the painting (or other appropriate external care) of all buildings and other improvements, all in a manner and with such frequency as is consistent with safety and good property management. Unsold Developer Lots are exempt and can remain wooded. Additionally, no lawns, grass, weeds or underbrush shall be allowed to grow to a height exceeding six (6") inches on any Lot at any time. Lots shall specifically include all easements on each Lot."