

## **April Covenants Corner - Mildew on Siding, Rotten Wood Trim and Faded Shutters and Doors**

Spring brings a very busy time for covenants. During the month of April, the Inspectors will be focusing on several issues: homes with mildew on the siding, stoops, etc., rotten wood trim, and faded shutters and doors. Mildew detracts from the aesthetics of the community and is often found on areas that receive little or no sunlight. Rotten wood can often be identified by paint that is cracked, peeling, or blistering, or wood that's darker than the surrounding area or green with algae. Shutters and doors that have faded from their original color should be freshened up. The Inspectors will also continue performing house to house inspections, checking the front, back, and sides of each unit for improvements that have been made without prior approval from the Modification Subcommittee. If any violation of these types are noted, the owner will be mailed a letter providing sixty days for the violation to be resolved. If the violation is not corrected, a second violation letter will be issued, providing an additional fifteen day extension. If the violation remains unresolved, a final notice will be sent, providing seven days to rectify before a Hearing Notice is sent, and a Hearing will be held in accordance with state law, where charges may be assessed, up to \$10/day for a maximum of ninety (90) days. If you have questions regarding this process, or if you receive one of these letters and are unable to correct in the time allotted, you may contact the covenants inspectors at [covenants@broadlandshoa.com](mailto:covenants@broadlandshoa.com) to request a reasonable extension to rectify the issue.