

Covenants Corner

Throughout the year, the Covenants Inspectors inspect the homes in the community for a variety of issues ranging from trash containers in view to parking issues and unapproved modifications to leftover holiday decor. In addition, certain seasons dictate the need to focus on particular violations that occur with high frequency.

During the month of June, the Inspectors will be focusing on **lawns in need of weeding and pruning**. Lot owners and residents are required to **keep their properties free of excessive weeds, overgrown or unsightly shrubbery or other plant growth**, with detailed guidelines outlined in the Procedures and Standards Relating to Yard and Lawn Maintenance (see For Homeowners>Rules and Regulations on the website). This resolution was adopted by the Board of Directors for the benefit and protection of all owners in order to ensure that all lot owners maintain their yards and lawns in a neat and orderly condition.

Lawn maintenance violations include: Excessive weeds, overgrown or unsightly shrubbery or other plant growth in turf areas and mulch beds. Dead plants and shrubs. Trees that overhang the sidewalk; these should be trimmed to provide a minimum height of eight (8) feet, measured above the sidewalk level, free of obstruction.

If these conditions are noted, a Warning and Hearing Opportunity letter will be issued to the property owner, providing **ten** days to correct the issue. If the violation is not corrected within ten days and a Hearing is not requested, the HOA or its contractor will enter the lot and correct the violation, and the resulting repair costs as well as an administrative fee will be charged back to the owners' account.

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 to request a reasonable extension to rectify the issue.