September 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 modifi cations 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 September, the Inspectors will be focusing on trees in need of pruning. Lot owners and residents are required to prune trees in order to keep a proper, neat and clean appearance of the lot. Additionally, any lot bordering a sidewalk shall ensure that any trees which overhang the sidewalk are trimmed to provide a minimum height of eight (8) feet, measured above the sidewalk level, free of obstruction, 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. If a violation is noted, the owner will be mailed a letter providing fourteen (14) days for the violation to be resolved. If the violation is not corrected, a second violation letter will be issued, providing an additional seven (7) days to correct the violation. If the violation remains unresolved, 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.