

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 July, the Inspectors will be focusing on units with exterior modifications that have not been submitted for and approved by the Modification Subcommittee. Before you make any modification, change or addition to the exterior of your home, an application is required for the Modifications Subcommittee to review. Don't be misled by well-meaning friends, neighbors or contractors. It is the homeowner's responsibility to file an application with the Modifications Subcommittee for all exterior work. A county permit does not circumvent this requirement. The process is easy if you apply before work commences.

If an unapproved modification is noted, the violations process will begin, which will trigger that a violation letter be issued to the property owner, providing thirty days to submit a complete application. If the violation is not corrected within thirty days, a second violation letter will be issued, providing an additional fifteen days to submit the paperwork. If the application is still not received, a final notice will be sent, providing seven days to rectify before a Hearing Notice is sent.

In accordance with state law, a Hearing notice must be mailed certified, return receipt requested at least fourteen (14) days in advance of a Hearing. At the Hearing, the Board may elect to assign violation charges to the owners account in the amount of \$50 for a one time violation or \$10/day for a maximum of 90 days for an ongoing violation (\$900). If the owners neither pay the violation charge nor correct the violation, the association can file in General District Court for a judge to review the case and late fees, attorney fees, and court costs can be charged to your account.

In addition, failure to obtain approval prior to construction may result in additional complications: You may be ordered to cease and desist, which might cause your contractor to charge additional money for delays in completion. You may also lose your recreational and voting privileges. You might have difficulty selling your home if violations are noted in the resale package which the Commonwealth of Virginia requires you to provide to your buyer.

Please consult the Design Guidelines at <http://www.broadlandshoa.org/for-homeowners/design-guidelines/> for detailed information. Submit a complete application package in a timely manner to the Modifications Subcommittee in order to obtain approval prior to beginning any work. The Design Guidelines provide a framework to maintain design quality throughout the community, to promote sensitivity for the natural environment and to encourage consistency of design while allowing flexibility for achieving design solutions. If you have any questions regarding this process, please contact Robin Crews, Secretary to the Modifications Subcommittee at 703-729-9704 or rcrews@broadlandshoa.com.