

## **March Covenants Corner – Trash and Recycling in Public View and Fencing Issues**

During the month of March, the Inspectors will be focusing on two issues: homes with trash and recycling bins left out in public view on non-collection days and homes with fencing issues. Article 8, Section 8.2 (i) of the Declaration states that trash containers shall not be permitted to remain in public view from the Common Area or another Lot Except on days of trash collection. Containers are not permitted to be stored on the driveway, in front of the garage, or on the side of the house, unless approved screening has been applied for and installed per the Design Guidelines. Containers may be put out at sundown the evening before pickup and should be put out of view by the end of the day of pickup. If a violation is noted for trash cans, the owner will be mailed a letter providing ten days for the violation to be resolved. If the violation is not corrected, a second violation letter will be issued, providing an additional seven day extension. If the violation remains unresolved, a Hearing Notice is sent and a Hearing will be held in accordance with state law, where charges may be assessed, up to \$50 per occurrence. Repeat offenders may be assessed \$50 per occurrence if the containers are left in view. Article 7, section 7.2 of the Declarations for Broadlands states “Each Owner shall keep such Owner’s Lot and all improvements located on the lot in good order, condition and repair.” Fencing must be maintained in such a way that it is safe and visually appealing. Fencing that is leaning, has broken, bent, or missing boards, discoloration or mildew, or other damage should be repaired in order to maintain the integrity and visual appearance of the community. If a violation of this nature is 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. 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.