

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 May as the turf and plants become active, the Inspectors will be focusing on lawn maintenance. Lot owners and residents are required to mow, weed, and prune the front and back of their lots on a regular basis, 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: **turf in exceeds of 6 inches; excessive weeds, overgrown or unsightly shrubbery or other plant growth; yards with litter, trash, debris or other objects; other unsightly conditions.**

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.