

# Buckleigh Homeowners Association, Inc

P. O. Box 37109 Charlotte, N. C. 28237-7109 • 704/347-8900 • Fax 377-3408

Dear Owner:

## **Re: Enforcement of Covenants, Bylaws, Rules and Regulations. Please Read In Its Entirety:**

This letter is to inform you of steps your Board of Directors are making an effort to ensure that every home reflects the minimum standards set forth by the homeowner's association's Governing Documents. Please note, this letter will heed as a warning to all single-family homeowners of the community for the following items to be addressed and corrected by **April 1, 2020**. If items are not corrected the Board of Directors will have no choice but to call you to a hearing, which can result in fines/penalties against your home by the NC State Statutes 47-F Planned Community Act to fine up to \$100 per day, per occurrence.

**\*Trash Cans:** Rollout containers must be placed at the curb no earlier than the day before the collection day and must be removed by midnight on the collection day. Rollout containers should not block the sidewalk. Additionally, rollout containers **may not be stored in front or side of a home- this includes the front porch and driveway.**



\*Trash bags or any waste must always be stored in a container for health and safety reasons as it will attract wildlife.

**\*Vehicles:** No inoperable, without limitation on motor vehicles without current tags, inspection or insurance, junked, dismantled, on jacks, flat tires or wrecked motor vehicle or parts thereof, shall be allowed to remain on the property. Use a car cover if this is the case.



**- Parking in the front yard, sidewalks or side yards of a lot is a not permitted and is a rule violation.** Driveways can be expanded with concrete only, ONLY provided that you apply for an ARC approval from the HOA prior to any work being performed.

**\*Dilapidated Condition:** Property that is in a littered condition -- such as dilapidated furniture, appliances, machinery, equipment, building materials, automotive parts, tires or any other items which are in a wholly or partially rusted, wrecked, junked, dismantled or inoperative condition and are not completely enclosed within a building or dwelling.

**\*Bulky Item Storage:** Any item that cannot be disposed of properly in a closed container shall be placed at the street and the Owner shall make appropriate arrangements with their trash provider for the pick-up of such item within 5 days.

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\***Power Washing:** Most homes in the community are faced with this maintenance issue in regards to darkening or greenish mildew accumulating on the perimeter of the home. Residents are required to keep their property maintained in such a manner as to provide a neat and attractive appearance. If your home has mold/mildew we ask that you make arrangements to have the home power washed.

\* **Architectural Control:** No improvement of any sort shall be commenced, erected, or maintained upon the Property or any Lot, nor shall any exterior addition to or change or alteration to any Dwelling, Building or Unit without the express approval by the Board of Directors of the Association. This includes, but not limited to, sheds, outbuildings, driveway expansions, color change, etc.

\***Landscaping:** All grass shall be mowed and neatly cut. Removal of excessive weeds in the resident's yard and/or in the driveway are required.

\***Basketball Goals:** Are NOT permitted to be used in play within the streets.

\***Window Screens + Blinds:** If your window screens are torn, please have them replaced or remove the screen. Also, any window blinds that are torn, broken, falling or unbalanced are to be repaired. Blinds are to be in a neat fashion as shown from the exterior of your home.



Please take the time to re-familiarize yourself with the Buckleigh Homeowners Association Governing Documents and Rules and Regulations.

These policies are designed to govern Buckleigh Homeowners Association Inc., and have been adopted by the Board of Directors of the Association in the interest of preserving the overall appearance of the neighborhood and the value of the property.

An electronic copy of your documents and Rules Handbook can be downloaded from the community website @: <https://buckleighcommunity.weebly.com/>

If you have any questions or concerns please feel free to contact us at [HOA@wmdouglas.com](mailto:HOA@wmdouglas.com) or by logging into the website at [www.wmdouglas.com](http://www.wmdouglas.com)

Sincerely,

Board of Directors

Buckleigh Homeowners Association Inc.