

THE VILLAGES AT LAFAYETTE PARK
HOMEOWNER ASSOCIATION
RULES AND REGULATIONS
FOR
LAWN / PROPERTY MAINTENANCE

Control Document

Declaration of Covenants, Conditions and Restrictions Article 5 Maintenance, Section 5.2 Owner's Responsibility.

The DCCR states that owners will maintain their property "consistent with the Community-Wide Standard". These rules and regulations attempt to clarify those standards.

Common area property will serve as an example of the Community-Wide Standard.

Lawn Area Standards

Grass areas are to be maintained in a cut condition.

Lawn areas must be edged.

Grass cannot overgrow hard surfaces such as sidewalks, curbs, or driveways or into garden areas.

Sidewalks and road directly in front of home must remain clear of debris.

Street water drains in front of home must be kept clear of debris.

After mowing and edging, clippings must be cleaned off of the street and sidewalks.

"Only rain down the drain"

Growth of Kudzu on any portion of a lot is prohibited.

Dead trees that are visible from the street, or could possibly fall on any structure, street or common element must be removed.

Sidewalks along the street cannot be impeded by foliage.

Trees must be pruned up to a height of no less than 7 feet.

Shrubs and ornamental plantings should not extend past the edge of the concrete.

All lawn areas should be free of weeds

Regular treatment to prevent growth of weeds in lawns should include an application of pre-emergent in the spring and fall at the minimum.

Bermuda (or zoysia for shaded areas) is the only permitted grass. Rye, fescue and other grasses are not allowed

Newspapers must be collected within 24 hours of delivery.

Trash can must be removed from street to a point “so as to be concealed from view of neighboring streets and property.” (DCCR 10.12) within 24 hours of garbage pickup.

Flower Bed / Garden Areas / Natural Areas Standards

Flower beds and Garden Areas (primarily those areas covered with mulch) must be maintained free of grasses and weeds.

Flower bed/garden areas are to have sufficient mulch or covering that is in good condition.

Dead shrubs or flora must be removed. This includes the dead part of annuals that go dormant in the winter months such as day lilies.

Natural areas that are visible from the street or a neighbor’s home:

No undergrowth with the exception of planted landscaping

No dumping of grass clippings or compost piles.

Enforcement Procedures.

The overall responsibility to enforce these rules and regulations belongs to the Board of Directors, Declarants, and all members of the Association.

The Declarants have contracted to Summit Property Services to enforce these rules.

Summit Property Services will conduct weekly drive through inspections of member properties. Additional unscheduled inspections will occur to validate reports from members.

Summit Property Services will use any of the following methods to send a violation notice to the owner: first class mail, e-mail, telephone call, or personal visit. The notice will contain the following information:

- Date the violation was validated.
- Date the owner was notified.
- A date that the owner must respond by.
- The applicable fine or penalty to commence if there is no response from owner.
- Description of the violation
- Actions that the owner must take.

Additional Action If There Is No Response From First Notice

Fine or penalty becomes effective the next calendar day after the date the owner was to respond by.

All documentation will be sent to the HOA attorney. The attorney will send notice to the owner advising them of the HOA's intention to provide needed maintenance at the cost to the owner per DCCR Article 5 Section 2 and the date the HOA intends to have maintenance performed.

In accordance with Articles 5.2 and 8.6, the owner of the Lot will be assessed for the total cost of the maintenance plus, attorney's fee. A 10% administration fee will be added to the total cost.

Additionally Owners right to vote and right to use recreational facilities will be suspended

Non-Payment of Specific Assessment

Non-Payment of Specific Assessment will result in a lien being filed in the Public Records. Additional self-help measures outlined in Article 4.3 Enforcement will be used at the discretion of the Board of Directors.

Repeated Violations

Should the owner of a lot be given 3 separate violation notices within a six month period, the Association will assume the owner is not able to maintain the property to the standards set by these rules and regulation. and shall issue a written notice that the Association intends to exercise its right to maintain the property at the Owner's sole cost without further notice pursuant to Article 5, Section 2 of the Declaration.

Appeal Process

An owner may appeal a violation notice within ten (10) days of the date of the notice. To appeal a violation notice, the owner of the property must contact a Board member (Declarants) and schedule an appointment.