

HVPOA Master Covenant Violation NOTICE

Date: _____

Dear Homeowner:

This letter is being written on behalf of the Master Board of Directors of the Henderson Village Property Owners Association (HVPOA). As a homeowner you are obligated to abide by certain predetermined Rules and Regulations as found in the association's Master Covenants and/or Design Standards.

Please understand you are not being singled out. Your Architectural Control Committee (ACC) is stepping up enforcement throughout the community. In addition, there will not be a grandfather clause for any previously unapproved projects or violations regardless of their age. Your cooperation in completing the item(s) noted below is appreciated by the association and your neighbors and will help maintain an aesthetically pleasing community, which in turn keeps real estate values high.

We request that you be in compliance so that no further action is necessary by the Board. If you cannot locate your copy of the above referenced documents, they may be viewed and download from the HVPOA web site;
http://hvpoa30004.com/HVPOA_FAQ_Documents.php

We regret to advise you that the following items identified below are not in compliance and **MUST** be corrected. For your convenience, we have included excerpt quotes from the master documents.

☐ **Maintenance**¹
"...each owner shall keep its Lot and all Improvements in good working order and repair, including, but not limited to, **painting and repairing Improvements, seeding, watering, and mowing lawns, planting, pruning, and cutting trees and shrubbery, and other appropriate external care of all landscaping and Improvements, all in a manner consistent with first-class property management.** Each Owner shall make diligent efforts to prevent and promptly correct any unclean or unsightly conditions of Improvements on its lot."

☐ **Yard Maintenance**

☐ **Deteriorating Paint**

☐ **Deteriorating Siding**

☐ **Rotten Trim**

☐ **Missing Shingles**

☐ **Trash Removal**

☐ **Other:** _____

☐ **Satellite Dishes**^{2,4}
"The satellite dish must be placed in a location that is least visible from the street."

☐ **Garbage & Recycle Containers**^{2,3,4}
"Outdoor storage of garbage and Recycle bins must be screened from view"

☐ **Basketball Goals**^{2,3,4}
"...must be stored in the garage, or at the side of the house when not in use. May never remain at the front of the house overnight."

☐ **Vehicles**^{2,4}
"Long term parking on the street is not permitted. Temporary parking on the street (24 hours or less) is reserved for guests."

☐ **Mail Boxes**^{3,4}
"...a type consistent with the character of the neighborhood."

Inspection Date: _____

Required Compliance Date: _____

Action Required: Remove, repair, replace or correct the above referenced violation(s).

IMPORTANT: Some items will require the approval of the ACC such as painting, new roofs, etc. (for color approval). Please visit the web site and refer to the "Home Improvement Guideline" section to determine what items require interaction with the ACC. If you are unsure please contact the ACC at the following e-mail address, hvpoaboard@hvpoa30004.com. We will be happy to assist you.

The HVPOA ACC appreciates your anticipated cooperation in this matter.

¹ HVPOA Master Covenants, Article VII, section 7.1., Article VI section 6.11.4

² HVPOA Design Standards 6/29/2001

³ Supplementary Declaration of Covenants, Restrictions and Easements, January 22, 1992,

⁴ HVPOA Design Standards 2011