

Eagles Landing South Homeowners Association

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www.elhoa.net

Dear Resident,

The Eagles Landing South Homeowners Association (ELSHOA) Board of Directors has observed an increasing number of residents in non-compliance with various aspects of the association covenants and restrictions. There is some signage that has been placed on lot and at driveways, which due to length of time in place are now deemed to be permanent and are in non-conformance with the temporary allowance on signage like those for real estate, yard/garage sale, etc.

However, most egregious is the storing of trash cans in locations continuously visible from the street or structures not approved by the Architectural Committee. These actions decrease the aesthetic desirability of our neighborhood, and are in violation of ELSHOA covenants under Article VIII. Regarding Trash containers, Article VIII states "Trash containers shall be stored within the garage or an enclosed, screened area immediately attached to the dwelling structure". Storing the containers in the garage; on the backside of your house out of sight; or within an **already** approved fenced enclosure are all perfectly acceptable.

Another option is to present to the Architectural committee a request to build and attach a small enclosure on the side of your house. However, ELSHOA covenants and restrictions, specifically Article VI requires submission and approval of plans for structures, fences, exterior additions, etc., so please do so prior to any such installation.

With the above information, we request that if you are not in compliance you take corrective action by:

1. Storing your trash receptacles in the back yard; or behind an **already** approved fenced enclosure; or in the garage; or
2. Applying to the ELHOA Architectural Control Committee with a plan for your enclosure if you wish to install a small screening enclosure on the side of your home. Attached is a picture of something that would likely be approved.

Your realtor or landlord should have provided you a copy of the community covenants and restrictions when you purchased or rented your residence. If not, a copy can be obtained and viewed at www.elhoa.net under documents. An improvement request form, information on how and what to submit for review, and points of contact information can also be found there.

Please note that at the HOA Board meeting on 4/18/17, the board voted unanimously to begin providing notices of violations regarding trash can storage, and after three such notices without correction of the non-compliance, a \$25 fine per occurrence would be assessed. The Board does not intend to patrol the neighborhood, but if observed or a non-compliance complaint is brought to our attention, we have a duty to address for the benefit of the majority of compliant residents.

Thank you for your prompt attention to this matter, and your neighborly consideration of the aesthetics of our community.

Eagles Landing South Homeowners Association (ELSHOA) Board of Directors

