



"Where a GREAT Life Style begins"

Community News

November, 2007

Property Owners Assoc. NEWSLETTER

Architectural and Landscaping Committee

Larry Caraccio will head the Architectural Committee as Chairman, This committee will ensure that all homeowners follow the DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, BY-LAWS AND EASEMENTS. Please read "Paragraph V starting on page 3".

Voice your opinion, Become an Active member.

Get involved!

They will be working on putting together Guidelines which include the procedure for approval of **Fences, "COLOR PALATE" Harmonious Exterior Color, Landscaping, Construction, Improvements to lots, etc..**

WHAT CHANGES NEED TO BE APPROVED BY THE COMMITTEE?

- | | |
|----------------------|----------------|
| 1. FENCES | 2. PAINT COLOR |
| 3. LANDSCAPE CHANGES | 4. ADDITIONS |

**SUBMIT QUESTIONS AND
CHANGES .www.springhillpoa.com**

MEETING:

SATURDAY, DECEMBER 22, 2007

12:00 NOON

ADGENDA

- A. INCREASE IN ANNUAL DUES
PLEASE ATTEND
- B. OPINION POLL

IMPROVEMENTS

1. LANDSCAPING:

- a. ENTRANCES
- b. ISLANDS
- c. ENTRANCE SIGN

C. RENTAL AGREEMENT

WHAT DID YOU MISS? HOMEOWNER MEETING 11/3/07

Open discussion "WHAT IMPROVEMENT DO HOMEOWNERS WANT TO SEE?"

THE CONTINUED BEAUTIFICATION OF OUR COMMUNITY

- 1. Entrances 2. Landscaped 3. Removal of the concrete on the Islands 3. New "Springhill" lettering
- 4. Repair or Replace Entrance lights

MEMBERS WERE ASKED IF THEY FAVORED SPECIAL ASSESSMENTS

OR

AN INCREASE IN ANNUAL DUES?

By show of hands, the majority favored an increase in the annual dues. Members were then asked what they thought the annual dues should be increased to. Starting at \$250.00 per year, the majority were in favor by a show of hands. When asked about \$300.00 per year, the majority were in favor by a show of hands. When asked about \$350.00 per year, the majority were opposed by a show of hands.

WHY HOMEOWNERS WANT AN INCREASE!

Beautification of our Community "IT IS OVERDUE!"

Community News

RESIDENCE CORNER

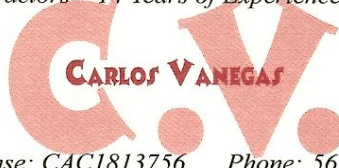
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EMAIL THE BOARD

springhillboard@hotmail.com

In order for the Board to respond you MUST put your name and address. Your name will never be published or disclosed to anyone other than the board members.

PLEASE READ

SPRINGHILL RULES & REGULATIONS # 2 - UNSIGHTLINESS

The Board of Directors of the Association shall have the right to determine, from time to time, what constitutes unsightliness.

Over the years the board has determined the following are unsightly:

1. Mold, algae, stains discoloration on a roof, fence, mailbox/post, exterior stucco wall, exterior wood, driveway, and sidewalk. **MUST BE REMOVED**
2. Rot or Deterioration of a fence, mailbox/post, exterior wood. **MUST BE REPLACED**
3. Unpainted exterior walls or trim on a home. **MUST BE PAINTED**
4. Spotty or unkempt lawn (e.g. un-cut lawn, excess weeds, spotty grass, burned out grass, non-edging of:(a)sidewalk (b)driveway (c)swale/road border). **ALL LAWNS MUST BE MAINTAINED**
5. Overgrowth of landscape (e.g. bushes, hedges, flowers, trees, etc.)
MUST BE TRIMMED AND MAINTAINED
6. Dead trees or stumps. **MUST BE REMOVED BELOW GRADE**
7. Vehicles parked on front lawn or County swale.
8. Garbage cans not stored behind set back or in full sight. **MUST BE STORED BEHIND SET-BACK**
9. Garbage on front lawn, swale & roadway *e.g. bottles, cans, old newspapers, etc).
10. Posting of For Sale or For Rent signs on fences, walls, trees, etc. (post one sign on lawn **ONLY**)
11. Non-commercial OR COMMERCIAL vehicles with construction material showing above the truck bed or attached to the vehicle such as pipes, lumber, ladder, racks, etc. **SHALL NOT BE STORED ON ANY LOT VISIBLE FROM THE STREET OR BY OTHER HOMEOWNERS**
12. Repaired roof shingles/tiles not matching existing color or size.
MUST MATCH EXISTING COLOR OR SIZE - REPAIRED OR REPLACED
13. Non harmonious exterior paint color schemes. **PLEASE SUBMIT PAINT COLOR TO ARCHITECTURAL AND LANDSCAPE COMMITTEE FOR APPROVAL**
EMAIL: springhillboard@hotmail.com
14. Fences or man made structures installed within three (3) feet of the existing concrete wall along Jog Road, shall not exceed the height of said concrete wall. Anything otherwise shall be deemed **“UNSIGHTLY”**

Revised
12/01/07



Have a Safe and Prosperous Holiday Season.