



## FAQs & GOOD INFORMATION TO KNOW

Dear Homeowner,

As you all know Kings Grant is still considered a Premier and Prestigious neighborhood in Charles County. The Beautification and Compliance Committee have noticed multiple violations and non-compliance by some homeowners and would like each and every homeowner to take a look around your home and make sure that we are all up to the KGHOA Architectural Rules and Covenants that we all signed as homeowners. Every homeowner should have received a copy from their Title Company or Real estate agent at the closing of your home.

We all try our best to maintain our homes and our neighborhood in the best condition possible so our homes and neighborhood maintain their **peak value**. One of the ways to help ensure property values and the beauty of our neighborhood is by enforcing our covenants.

Below are some of the Violations and Non-Compliances that have been observed and Legal action taken against:

**-Recreational Vehicles (Campers, Boats, Canoes, jet-skis, small and large utility trailers etc) stored on your lot are prohibited.**

-Shutters missing from dwellings

-Advertisement billboards. Your neighbors don't care who replaced your roof!!

-Shrubs and Tree branches obstructing sidewalks around the Homeowners property. Not only is growth impeding the sidewalk in front of your house a KGHOA Rules Violation, it is a Town of La Plata code violation.

-Also, a not very well-known fact is that, homeowners are responsible for keeping the grass out of the cracks, growing on and over the sidewalk and also the curb and gutter that abuts up to your property from the street. You, potentially, open yourself up to a personal injury lawsuit for a trip hazard.

-Chain link fences are prohibited.

-Project request required for home improvements, color changes, new sheds, etc.

Bottom line; trim your trees and grass & keep up your homes curb appeal.

Below is the Town of La Plata Codes irt "natural growth" and snow that we are bound by:

### **Town Of La Plata Ordinance:**

#### **Sidewalk Maintenance**

##### **170-16 Maintenance of sidewalks by property owner.**

**A. It shall be the duty and obligation of the owner of a property abutting a sidewalk in a public right-of-way to maintain the abutting sidewalk, driveway, apron and sod in such a condition as to be safe for public use. This obligation includes the clearing of all growth of grass and weeds within the sidewalk, snow shoveling and actual structural repair.**

**B. It shall hereby be C. In the event that the owner the duty and obligation of the owner of property abutting a sidewalk in a public right-of-way to remove the snow from the sidewalk within forty-eight (48) hours after the snow has fallen. Any owner of property abutting a sidewalk in a public right-of-way who fails to remove snow from the abutting sidewalk within forty-eight (48) hours after the snow has fallen shall, upon conviction, be**

**guilty of a misdemeanor and shall be subject to a penalty as set forth in Chapter 1, General Provisions, Art. III, particularly § 1-21.**

**In the IPMC, a related section states:**

*IPMC 2012, Section 302.3 Sidewalks and Driveways.*

*All sidewalks, walkways, stairs, driveways, parking spaces, and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.*

**In the Town Code it also states:**

*181-14 - Vision obstructions.*

*A. Whenever the Police Department finds that there exists on any private property within the town any trees, bushes, vines, weeds, undergrowth, loose earth or other obstructions, except buildings and similar structures affixed to the ground, and if it further finds that the same do obstruct the vision of operators of vehicles traveling upon any public street, road or highway so as to constitute a traffic hazard, it shall immediately, upon finding such condition, serve upon the owner, agent, lessee or any other person having supervision over such property a written notice describing the premises whereon such obstruction exists, a statement of the particulars in which the vision of operators of vehicles is obstructed, including the steps necessary to correct such conditions, and an order directing that such corrective steps be taken within a stated period of time.*

Also, please remember; you must get approval from the Architectural Committee to install a Shed, Swimming Pool, Fence Decks/Porches Additions or etc...Before you can get approval/permits from the Town of La Plata. Completing projects without Town approval is a big no-no and we are working very closely with the town on this issue.

Please look over your property and fix any violations deemed necessary 'As Soon as Possible'. Thank You!!

Very Respectfully

KGHOA President  
And Board of Directors