

Neighbors,

The Board has received multiple complaints regarding ongoing covenant violations within the community.

Covered Bridge is a covenant-controlled community, and the Board has a legal obligation to enforce the Covenants and Rules & Regulations consistently and uniformly.

Effective immediately, enforcement action will begin. Below are some of the more common violations recently brought to our attention:

ATV Use

ATVs are not permitted to be operated within the neighborhood. This is a direct violation of the Covenants and presents a safety concern.

Street Parking

Street parking is prohibited per the community rules, except where explicitly permitted by the governing documents.

Exterior Modifications (Fences, Sheds, Front Doors, etc.)

All exterior additions or modifications require *prior* ARC approval. There are no exceptions. If changes have been made without approval, homeowners may be required to submit an application for review and/or remove the modification. Approval granted to another homeowner does not authorize unapproved work.

Clubhouse Rentals

When renting the clubhouse, the homeowner is responsible for cleaning the facility, placing trash at the curb as outlined in the rental agreement, and removing *all* personal items and decorations immediately following the event. Nothing may be left behind. Accounts will be charged for failure to comply.

The Covenants, Rules & Regulations, and Clubhouse Rental Agreement are available at coveredbridgeplantation.com for your reference. If you have questions, please contact hoa@coveredbridgeplantation.com.

The Board's responsibility is to uphold the standards, safety, and property values of our community. Your cooperation is expected.

Covered Bridge HOA Board