

## Amelia Lake Homeowners Association

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December 7, 2022

### Re: Common HOA Violations

Hello Neighbor,

Amelia Lake Subdivision has Covenants, Conditions, and Restrictions to ensure that the overall appearance of the neighborhood is consistent, safe, and to create a positive impact on the values of everyone's home.

We have received reports/complaints from owners that violations of our covenants and restrictions have occurred, thus we must enforce the violations per the bylaws. Please review the bylaws, covenants, and restrictions provided to you.

Due to inaccurate or lack of records received from Landmark/CMA, ARC Request violations prior to Oct. 1, 2022 will be grandfathered in. All violations reported after October 1, 2022 will be addressed. Anything prior to October 1, 2022 is the sole responsibility of Landmark/CMA for not maintaining compliance of the covenants and restrictions in place.

*Please see the list of common violations below:*

#### **Parking on the Grass/ Overnight Parking on the Street:**

##### **7.10 Vehicles**

(d) No permanent or long-term parking on streets is allowed. Parking in yards is strictly prohibited.

#### **Floodlights**

##### **7.13**

Outdoor Lighting. No exterior lighting fixture (other than fixtures approved by the Architectural Review Committee) shall be installed within or upon any Lot without the adequate and proper shielding of the fixture. No lighting fixture shall be installed that may become an annoyance or a nuisance to Owners or occupants of adjacent properties. No Flood lights or security lights shall be allowed on any Lot. No light shall be attached to the soffits of any improvements on the Lot unless the lights are recessed.

#### **Boat Parked in Driveways**

##### **7.10**

(c) Recreational vehicles and campers shall not be parked or stored on any Lot. Boats shall be parked in garages or basements or shall be stored out of sight from all neighbors and fully screened by a privacy fence of no less than six (6) feet in height.

## **Driveways**

### **7.05**

- (c) All sidewalks shall be constructed along the street right-of-way of each Lot in accordance with a uniform plan submitted by the Declarant.
- (i) Driveways must be made of concrete, unless an alternative surface is approved by the Architectural Review Committee in its sole discretion; provided, however, that in no event may be painted, scored or otherwise colored.

## **Accessory Structures**

### **7.08**

Accessory Structures. Except as otherwise provided for herein, no patio cover, building or storage unit of any kind shall be erected, placed or set on any Lot unless such structure is attached to the House erected on the same Lot and the architecture and character of such structure matches that of said House. Notwithstanding the foregoing, one (1) accessory building may be erected, placed or set on any Lot if such structure is: (a) no more than eight (8) feet in height; (b) located upon the backyard of such Lot; (c) enclosed on all sides by a wooden fence of at least six (6) feet in height; (d) of the same architecture and character of the House located on such Lot; and, (e) approved by the Architectural Review Committee.

## **Roofs on Accessory Structures**

### **7.05 (o)**

Any roof constructed over any structure on any Lot must be covered with composite shingles or such other types of roof covering of a higher grade and quality than composite shingles as are approved by the Architectural Review Committee.

## **Trash Cans Visible from the street**

### **7.07**

Waste, No rubbish trash, garbage, or other waste material shall be kept or permitted upon any Lot except in sanitary containers located in appropriate area, screened and concealed from view.

As a member of the Amelia Lake Homeowner Association, please remember that you are obligated to adhere to the Rules and Regulations of the community as they are outlined in the Governing Documents.

We believe that our residents are good neighbors who do not knowingly violate HOA bylaws and/or Covenants. In that spirit we wish to encourage compliance, not to punish violators or generate revenue.

Should you have any questions or concerns, do not hesitate to let us know.

Sincerely,

Keisha Rodgers  
Board President