



To all Lot Owners:

Canterbury Place is a special community that is an exceptional place to own a home. Part of what makes our community so special, besides the people who live here, is that it is a deed restricted subdivision. When you purchased your lot, you agreed to become a member of the Canterbury Place Homeowners Association (the "HOA") and abide by its By-Laws, and Declaration of Restrictions and Covenants (the "R&Cs"), as amended. The R&Cs help maintain the property values, safety and quality of life at Canterbury Place.

If you're not familiar with the By-Laws and R&Cs, please take the time to familiarize yourself with them. You should have received a packet with these documents when you purchased your lot. If you cannot find them, electronic copies are available on the Canterbury Place website: <https://canterburyplacehoa.org/>. You can request printed copies at a cost of \$4.00 each by mail.

The HOA Board of Directors have been entrusted by you to manage the HOA and enforce the By-Laws and R&Cs. The Architectural Control Committee (ACC) looks after enforcement matters on behalf of the Board. Please keep in mind that the HOA Board and the ACC are made up of people volunteering their time for the betterment of our community.

A few of the common violations of the R&Cs that the ACC has observed are:

- 1) Garbage cans and/or rubbish containers not stored in back yards or behind privacy fences. (Sec. 8, R&Cs)
- 2) Unlicensed vehicles, trailers, campers, R.V.'s, work trucks, or other recreational vehicles improperly stored. (Sec 13, R&Cs)
- 3) Boats visible from a public street. (sec. 7, R&Cs)
- 4) Improperly parked vehicles - not safely parked in driveways or on a concrete parking pad. (Sec. 13, R&Cs)
- 5) Unapproved structures (Sec 7, R&Cs), and/or more than one storage outbuilding on property. (Sec. 5, R&Cs)



6) Weeds, underbrush, bushes not trimmed, unattractive growth, lawns not mowed and sidewalks not edged. (Sec. 6, R&C's)

In an effort to fulfill its responsibilities to each of you as a member of the HOA and to the HOA as a whole, the HOA Board has asked the ACC to begin sending out notifications by U.S. mail to any Lot Owner who is out of compliance with any By-Law or any of the R&Cs. The first notification will be a simple request for compliance that will afford the Lot Owner the opportunity to correct the problem. It will further afford the Lot Owner the opportunity to contact the ACC for any clarification that may be deemed necessary and to discuss a plan of resolution.

A Property Owner shall have ten (10) calendar days from the mailing date of the first notice of non-compliance to satisfactorily rectify the violation. If a matter requires more than ten (10) days to rectify, such as a non-compliant structural addition, the Lot Owner must submit a written plan and schedule to rectify the problem to the ACC within ten (10) calendar days of the first notice of non-compliance. Approval or rejection of the plan and schedule is within the complete discretion of the HOA Board.

In the event that the Lot Owner does not correct the violation and/or the ACC does not hear from the Lot Owner regarding a plan and schedule for resolution, the ACC shall utilize the means of enforcement available to it in the By-Laws and R&Cs including, but not limited to, imposing reasonable fines and/or filing a lawsuit for injunctive relief and damages.

In the event of violations of the landscape provisions, the HOA Board may elect to follow the procedure as outlined beginning on line 13, Sec. 6 of the R&C's. This does not preclude the imposition of a reasonable fine.

If any violation recurs within twelve (12) months of a past violation, it will be considered a subsequent violation related to that past violation for the purpose of imposing a fine and pursuing other enforcement measures.



The HOA Board has the sole authority to determine whether a violation has been satisfactorily resolved. For appeals of alleged violations, please refer to the appeals process that will be outlined in the notice of non-compliance.

If you have any question about the By-Laws, R&Cs, compliance and enforcement, please reply by email to [canterburyplacehoa@hotmail.com](mailto:canterburyplacehoa@hotmail.com). A member of the HOA Board will be in contact with you.

In closing, we would like to say that the natural beauty and aesthetic appeal of Canterbury Place as an attractive and desirable place to live depends on the enthusiastic cooperation of all HOA members. We, as members of the HOA Board, thank you for the opportunity to serve you and appreciate your support and cooperation.

CPHOA Board of Directors