

December 13, 2019

Dear Homeowners,

I hope everyone is rested from the Thanksgiving holiday and gearing up for Christmas!

As we move into the winter months, the Covenants Committee would like to share a few reminders to help keep our neighborhood looking great.

Below are some ways to stay in compliance with the KPHOA Covenants Guidelines going into winter:

- Please make sure that all leaves are raked in your yard AND raked on the curb in the street in front of your home. All leaves should be bagged and stored out of sight of the front of your home until the week before bulk pick-up. **REMINDER:** The KPHOA Board will always post on the sign at the entrance when you may put your bulk pick-up on the curb. Notice of bulk pick-up will also be posted on the KPHOA Facebook page.
- Because our weather varies throughout the season, our yards will grow and our beds will grow weeds. Please make sure you keep your yard mowed and edged as needed and the beds around your home weeded. (You might also want to assess and remove any low-lying branches around your home that could break during the winter.)
- Window coverings visible from the exterior of your home should be white, off-white or neutral unless approved by the KPHOA Architectural Committee. Aluminum foil on window panes, mirrored or reflective glass is not allowed.
- Christmas decorations must be removed from your front yard no later than **January 20, 2019.**
- **Preparing for the Spring...Things that might need to be fixed:**
  - Does your mailbox need to be repainted or replaced?
  - Does your fence need to be pressure washed and/or restained?
  - Do any trees or shrubs need to be replaced that have died or been removed? (The KPHOA Covenants requires that each home have at least 25 bushes in the front of their home, some of which need to be evergreen to keep the home from looking bare during winter months. The Covenants also requires a minimum of two trees in the front yard. Please check the Covenants guidelines on specific plants allowed. **ALL WORK DONE TO BEDS, YARDS, AND EXTREIOR OF THE HOME MUST BE SUBMITTED FOR APPROVAL BY THE KPHOA ARCHITECTUAL COMMITTEE. Forms are available on the KPHOA website.**
  - Does your driveway and sidewalk need to be pressure washed?
  - Does your HVAC unit need a barrier in front of it?
  - Do your shutters need to be repainted, restained, or replaced? (Any changes must be approved prior to work by the KPHOA Architectural Committee)
  - Do you have a yard maintenance company? (The Board sends notices to yards having more than 30% weeds and yards having more than 75% could be required to re-sod.)

Friendly reminders will continue to be delivered during the winter months for any on-going KPHOA Covenants infractions. You may download the KPHOA Covenants Guidelines at <https://kellyplantationhoa.net/documents-and-forms> .

We would like to thank our homeowners for being proactive in keeping your yards and homes maintained. The neighborhood looks nice, which is attributed to your hard work despite your busy lives. We would like to thank homeowners who pick up trash when they walk or who take the time to clean up debris along their streets. Also, remember to please pick-up after your pets when walking them through the neighborhood. Thank you as well to all the Facebook posters who are actively watching out for each other in the neighborhood. Your action helps to keep us all safe.

Thanks for all you do to make Kelly Plantation a beautiful place to live. If you would like to take a more active role in our neighborhood, we are in need of volunteers for the Covenants Committee. Please email the Committee at [covenants@kellyplantationhoa.net](mailto:covenants@kellyplantationhoa.net) if you are interested.

The KPHOA Board