

Duchess Creek Estates Neighborhood Association

May 2, 2015

DCENA Members,

As a neighborhood association, the DCENA was established to maintain and ensure the continuing tranquility and beauty of the community within the additions represented by DCENA and to resolve problems within the power and capacity of the DCENA. The DCENA by charter, does not provide problem resolution covered by a typical Home owner's associations. This would include mediation or enforcement of respective covenants within the sub-division.

Recently we have been contacted by different members of the DCENA, in response to building projects within DCENA. Our sub-division is governed by a building covenant which was established to provide building guidelines within the sub-division. Each home owner, should have been provided a copy of the covenant, in the abstract when the property was purchased. It's obvious however, that many of the property owners did not receive this covenant and were not aware of its existence. We have found a copy of the covenant, and will include a PDF copy of it for your convenience on the DCENA website.

The covenant represents the legal guidelines for construction within the subdivision, however, the DCENA does not have any enforcement authority related to the covenant. Despite that, the DCENA does support the covenant as a matter of law and would encourage it's members to follow this covenant with respect to construction in the sub-divisions covered by the DCENA.