



THIRTEEN HUNDRED COMMUNITY PROPERTY OWNERS' ASSOCIATION

October 2020

Dear Property Owners:

The 1300 POA Board – along with **every property owner**, is tasked with keeping our community looking its best and in the best possible condition.

In the Spirit of Community and Consistency we're sending this reminder.

There are **Covenant Compliance** issues occurring in the neighborhood and must be addressed.

Occasionally Compliance issues happen inadvertently or without knowledge of the owner. If any of these issues apply to you, we're confident they'll be addressed as soon as possible.

- ✓ **ANIMALS** Pets must be on a leash when walked; pet waste should be picked up and removed by the pet owner. Please restrain pets from going into neighbor's yards. Excessive dog barking or other obnoxious noises should be avoided at all times.
- ✓ **LANDSCAPING** Routine landscaping, particularly around the home foundation should be done within three months of construction completion. Yards should be maintained in a neat and attractive condition including mowing and/or weed eating from the house to the street.
- ✓ **DRIVEWAYS** All driveways and parking areas must be paved with asphalt, concrete, or pavers soon after home construction is complete.
- ✓ **FENCES** All fences be approved by the ARC. [Wood or metal material]
- ✓ **PROPERTY ADDITIONS** Adding a garage, outbuilding, pool, or any other addition to the property must be approved by the ARC prior to construction. Location and materials must be approved by the ARC prior to installation.
- ✓ **SIGNS** No signs are allowed on property except one "For Sale" sign. The sign should be no larger than 24" x 24", professionally lettered and must conform to Community Standards as outlined in the recorded Covenants.
- ✓ **TREE CUTTING** Must comply with the provisions outlined in our Protective Covenants and comply with the Mountain Protection Act where applicable. No trees over 8" in diameter may be cut on individual lots without prior approval of the ARC unless home construction plans have been approved.
 - Property owners should make every effort to maintain as much of the natural tree canopy as possible.
 - All trees that have been cut must be entirely removed from the property immediately or placed where they are not visible from the street or neighbors.

The POA Board thanks everyone for doing their best to keep our neighborhood looking its best.

Please review these Covenant Compliance issues and correct any that apply to you as soon as possible. Let's remember, our Protective Covenants will always prevail.

Our community's website is always a great resource.

Questions? Please submit them through the website: www.1300POAblairsville.com