

DATE: May 26, 2021

TO: Bartram Plantation Homeowners

FROM: Your BPHOA Homeowners' Board

SUBJECT: Boats, Trailers and RVs

The subject letter dated April 2017 has been replaced with the following:

We would like to provide some discussion surrounding an issue we are managing in our neighborhood.

In general, homeowners are following most covenants, especially since compliance keeps the neighborhood appearance up and contributes to the overall value of the homes. Some covenants have been deemed to be overly restrictive, and in those cases the Board of Directors has chosen to be flexible in the enforcement of these areas. For example, our covenants state that garage doors should remain closed at all times.

Another example of this is section VII, I, which requires that all vehicles be parked and stored within garages. Although most homes in Bartram Plantation have three car garages, we have generally decided that this is too restrictive for many homeowners, especially as our children reach driving age. In general, this has caused no issues amongst homeowners.

This same section states that "no boats, commercial vehicles, trailers, or recreational vehicles may be stored or parked within the Property except wholly within a closed garage". Our BOD has allowed homeowners to bring boats and RVs to their homes for short periods (1-2 days) to clean or load/unload. At no time is any vehicle authorized to be parked on yards in front or to the side of the homes, or behind the home if it is a lake-view residence (even for short periods). In the past we have allowed homeowners to have boats or trailers behind privacy fences on their back property if they are not visible from the street. In general, this has not been an issue. We do not see restriction of owners uses of their private backyards, especially when it is not visible to most Homeowners, as an appropriate use of the Property Manager and Directors time, and the Homeowner's Association fund. For this reason, we no longer consider complaints by Homeowners concerning their neighbor's private property use when it does not impact the Homeowner's Association as a whole.

The allowance for short stays for boats and RVs will be rescinded if it is abused. In other words, it is not reasonable for homeowners to repeatedly park boats or RVs at their homes for several days at a time, more than simple cleaning, load/unload time. Our neighborhood was not built to house large boats and RVs within the property on a regular basis and owners must plan to house their recreational vehicles in appropriate storage facilities.

Vehicles, trailers, RVs, etc. are not authorized to be parked/stored on community property. If vehicles are found on community property, we will attempt to identify and notify the owner. If it is not removed, the vehicle will be towed and disposed of at the owner's expense.

The specific covenant modifications/clarifications mentioned above are authorized in accordance with Section VII, U. of our covenants. This section allows the BOD and ARB to adopt and amend rules and regulations governing the details of the operation, use, maintenance, and control of the Residences, Lots, Common Property and any facilities or services made available to the Owners.

The covenants are made available to all prospective homeowners by their realtors, and are available for download on our neighborhood website, www.bartramplantation.net. This letter will also be posted to the website.

Thank you for your support in helping to keep our neighborhood looking its best.