

DATE: May 26, 2021

TO: Bartram Plantation Homeowners

FROM: Your BPHOA Homeowners' Board

SUBJECT: Covenant Rules and Regulations

Hello to all our Neighbors,

As we come into the summer months, and hopefully a continued relaxation of COVID restrictions, we would like to address some issues and concerns in the neighborhood. As we approach these issues, please remember we live in a terrific neighborhood, with great neighbors. This neighborhood is in high demand for home buyers, for just these reasons, as well as beautiful properties and homes. When homeowners buy here, they look forward to sharing the neighborhood with others who keep their homes well maintained and enjoy the privacy to appreciate their own homes and yards. Your Homeowner's Association Board of Directors (BOD) seeks to assist by carefully planning and budgeting your dues to best maintain the existing common areas, and to regularly ensure the positive look and feel of these areas. In addition, we work to plan for future landscaping projects, preventive maintenance, and funds to handle breakdowns in some of our aging infrastructure. When you attend our BOD and HOA meetings, I hope you can appreciate the time and dedication involved. Remember, we are all volunteers.

Another responsibility of your BOD is to remind each of you of some covenant areas you need to consider, since they not only affect you as a homeowner, but also your neighbors. In the interest of enjoyment for the majority, we the BOD and Architectural Review Board (ARB) may from time to time adopt and amend rules and regulations regarding the use of the Residences and Common Property, and we would like to highlight some of the recent areas of concern.

- Trash/recycle/yard waste – all bins should be kept out of street view when not placed at the curb for pickup and promptly returned to the designated area. Bins should be placed on the driveway.
 - Trash should be set out Thursday afternoon/evening for pickup on Friday and returned to the designated area.
 - Recycle bins should be set out Tuesday afternoon/evening and all recycle materials must fit into the bin. The contractor will not refill your bin for a second dump load once the first load is emptied. They should be promptly returned to the designated area.
 - Yard waste should be placed in the yard or driveway (not the street), and properly contained, on Tuesday afternoon for Wednesday pickup.

- Fishing in our ponds – this is only allowed at the fisherman's risk and should not interfere with your neighbor's private property, or in any way damage the banks or the vegetation, no debris or trash should be left behind. Trespassing on homeowner property without permission is unacceptable. Think of whether you would like to have someone peering into your private pool cage or back windows. Also, remember these "ponds" are drainage ponds and fish should be catch and release only, for your health and the health of the County Stormwater Management System. If fishing in our ponds becomes a nuisance for any homeowner or detrimental to the maintenance of the Stormwater Management System, we will remove the authorization to fish here. Please be sure your children are aware of these rules also.

- RVs and boats can be parked in the owner's driveway for up to 48 hours during preparations for trips and return, to allow for cleaning, loading, and unloading. At no time should RVs, boats or trailers be parked on lawns in street view.
- Please be considerate when driving and parking in the neighborhood. Although our streets seem wide, with the number of cars, trucks, and trailers (yard maintenance and other work vehicles) it becomes a hazard for drivers, cyclists, and pedestrians. If possible, all homeowner vehicles should be parked in the driveway rather than the streets for the safety and consideration of all.
- Please also be considerate when walking and biking in the neighborhood. Use common courtesy. Use the sidewalks when possible, to avoid blocking the street for drivers. When biking, be aware of your surroundings and vehicles in front and behind. Remind your children as well.
- Street appearance is key to the overall appearance of the neighborhood. Please maintain your front and side view yards, driveways, roofs, paint, etc. as if you plan to sell your home. Your backyards are your private areas if they are out of view of the street.

Please help us keep Bartram Plantation and Preserve the best we can be. With all the construction in the area we still stand out as a very desirable place to live!

Thank you from your BPHOA Homeowners' Board