



**Covenants Committee Hearing**  
**851 Celebration Avenue, Room 104**  
**Thursday, November 13, 2019 6:00 PM**

**AGENDA**

- I. Verify Quorum
- II. Call to Order
- III. Adopt Agenda
- IV. Approve Minutes of September 19, 2019 Meeting
- V. Homeowner Comments
- VI. Old Business – Properties tabled from February’s Hearing
  1. **508 Greenbrier Avenue** (2/4/18, 8/30/18, 1/24/19) – the mailbox needs to be repaired. The missing shutter on the front of the house needs to be replaced.
- VII. Old Business – Properties tabled from August’s Hearing
  1. **622 Wisteria Lane** (4/9, 5/30, 8/1) – the exterior of the house needs to be painted.
- VIII. Old Business – Properties tabled from September’s Hearing
  1. **1118 White Moss Lane** (4/17, 6/5, 9/5) – the sidewalk, lead walkway and driveway need to be cleaned. The railings, columns and window sills need to be cleaned. The potted plant in the rear bed needs to be moved to the porch or private area. Per the ARC guidelines - Plants in pots are not permitted in landscaping or on hardscape which is at ground level (such as a driveway or walk). Potted plants may be used on steps and porches as long as the plants are well-cared for. Mulch is required in all beds front, side, rear and easement trees. Please note that red mulch is not permitted. All mulch installation should be a minimum 2 inches in depth. Organic materials such as pine needles, shredded pine bark, and pine bark chips should be used as mulch. Only natural colors may be used.
  2. **1318 Artisan Avenue West** (3/12, 7/16, 9/5) – the garage lights need to be painted or cleaned to return them to their original finish.
  3. **850 Runner Oak Street** (3/28, 7/15, 9/5) – the walkway near the garage needs to be repaired.

4. **1241 Golden Canna Lane** (3/14, 7/9, 9/5) – the conduit in the rear needs to be painted the same color as the building.
5. **905 Westpark Drive** (4/10, 6/4, 9/5) – the white patches on the right side of the house need to be painted. The wood damage on the trim on the porch needs to be repaired. The metal gate post on the right side of the house needs to be painted. The bedlines need to be better defined from the lawn with a mulch bed.
6. **904 Westpark Drive** (4/11, 6/4, 9/5) – the soffit in the front needs to be repaired.
7. **837 Runner Oak Street** (2/26, 5/16, 9/5) – the right side of the house needs to be cleaned. Per Landscape Design Guidelines, the use of inorganic materials is not permitted. The plastic edging near the air conditioner needs to be removed.
8. **1003 Oak Pond Drive** (3/12, 5/16, 9/5) – all landscape beds need to be weeded. The rear bedlines need to be better defined from the lawn with a mulch bed. The missing or dead landscape in the front beds need to be replaced with the previously existing plants, or if you prefer different plants, you can submit a Landscape application for ARC review. Approval must be given before work may begin.
9. **1117 Mosaic Drive** (1/23, 3/12, 9/5) – the stucco cracks on the front of the house need to be repaired. Per the Landscape Design Guidelines, potted plants are not permitted in plant beds or ground level hardscape. The potted plants at the rear of the home needs to be removed. All landscape beds need to be weeded.
10. **809 Oak Shadows Road** (2/21, 5/30, 9/5) – the garage is faded and needs to be painted.
11. **836 Runner Oak Street** (2/27, 5,16, 9/5) – the privacy fence needs to be cleaned

IX. New Business – Properties for Review

1. **915 Spring Park Loop** (4/24, 6/19, 9/30) – mulch is required in all beds - front, sides, rear, and easement tree rings. Please note that red mulch is not permitted.
2. **618 Nadina Place** (4/8, 7/17, 9/30) – rear landscape beds need to be weeded. Mulch is required in all beds - , rear, and easement tree rings. Please note that red mulch is not permitted.
3. **1124 Rush Street** (5/7, 7/23, 10/2) – the trim needs to be painted. The shutters are fading and need to be painted.

4. **921 Spring Park Loop** (5/2, 7/17, 9/30) – the garage apartment door needs to be painted. Mailboxes need to have address numbers. Please refer to the Mailbox Design Guidelines for the approved type. The security camera was installed without prior approval. Please submit a Security Device application for ARC review.
5. **1200 Downey Place** (5/7, 7/23, 10/1) – the damaged shutter needs to be repaired. The shutters are faded and need to be painted.
6. **904 Yew Court** (4/29, 7/17, 9/30) – the rear steps and railing need to be painted. The driveway needs to be cleaned. The trim needs to be painted. The rear bedlines need to be better defined from the lawn with a mulch bed.
7. **1009 Periwinkle Court** (5/1, 7/23, 10/2) – the lights on the front and side porch need to be painted. The bedlines need to be better defined from the lawn with a mulch bed.
8. **879 Spring Park Loop** (4/23, 7/17, 9/30) – the porch railings need to be repaired and painted. The porch columns need to be painted. The driveway needs to be cleaned.
9. **907 Beak Street** (4/29, 7/23, 10/1) – the dormer window needs to be blacked out or approved window treatments installed so that the unlivable space is not visible. The left side of the house needs to be cleaned. The privacy fence needs to be cleaned. The hose needs to be stored when not in use. Per the Landscape Design Guidelines, potted plants are not permitted in plant beds or ground level hardscape. The pots at the side of the home needs to be removed. The landscape beds, and the lawn, need to be treated for weeds. The bedlines need to be better defined from the lawn with a mulch bed. The palm in the rear needs to be trimmed away from the neighbors house. Mulch is required in all beds -front, sides, rear, and easement tree rings. Please note that red mulch is not permitted.
10. **1104 Blaze Street** (6/4, 7/16, 9/30) – the porch light needs to be painted. The numbers on the mailbox are faded and need to be replaced with the correct style. See the design guidelines for the approved style.
11. **1104 Damask Street** (6/4, 7/16, 9/30) – the trees in the front bed were removed without approval. Please submit a landscape application for ARC review.
12. **1121 Damask Street** (4/12, 7/23, 10/2) – The doorbell was changed without prior approval. Please submit a Security Device application for ARC review.
13. **1203 Downey Place** (5/7, 7/23, 10/1) – the roof needs to be cleaned. The mailbox, post, and bracket need to be painted. The mailbox address numbers do not meet standards. Please refer to the Mailbox Design Guidelines for the approved type and replace.
14. **1205 Downey Place** (5/7, 7/23, 10/1) – the roof needs to be cleaned.

15. **903 Maiden Street** (5/2, 7/23, 10/2) – the rear roof soffit needs to be repaired. The window sills need to be cleaned. The tree in the yard needs to be trimmed back from the alley right of way a minimum of 14 feet from the ground to allow for residential and utility vehicles to pass through the alley unencumbered.
16. **616 Nadina Place** (4/8, 6/21, 9/30) – the privacy fence needs to be repaired. The damaged shutter needs to be repaired or replaced. The doorbell was changed without prior approval. Please submit a Security Device application for ARC review.
17. **1018 Nash Drive** (6/4, 7/16, 9/30) – the house trim and eaves of the house need to be painted. The missing 8 on the mailbox needs to be replaced.
18. **1015 Old Blush Road** (6/4, 7/16, 9/30) – the doorbell is an unapproved change. Please submit an application for ARC review.
19. **805 Rosa Street** (6/4, 7/16, 9/30) – replace dead or missing landscape on the left side of the house with same or you can submit an ARC landscape application for changes. Receive approval before starting any work. The landscape changes on the side of the house are unapproved. Please submit an ARC landscape application for ARC review.
20. **1102 Rush Court** (5/1, 7/23, 10/1) – the missing or dead landscape in the rear needs to be replaced with the previously existing plants, or if you prefer different plants, you can submit a Landscape application for ARC review. Approval must be given before work may begin.
21. **1103 Rush Court** (5/1, 7/23, 10/1) – the garage lights need to be painted. The privacy fence needs to be cleaned and repaired. The missing or dead landscape in the front beds needs to be replaced with the previously existing plants, or if you prefer different plants, you can submit a Landscape application for ARC review. Approval must be given before work may begin.
22. **1127 Rush Street** (5/6, 7/23, 10/2) – the garage light needs to be painted. The missing sod in front of the privacy fence gate needs to be replaced.
23. **1131 Rush Street** (5/6, 7/23, 10/1) – the door hardware was installed without prior approval. Please submit a Door Hardware application for ARC review. The doorbell was installed without prior approval. Please submit a Security Device application for ARC review. The rocks and pavers on the side of the house, and the pavers in the rear, were installed without prior approval. Please submit a Patio and Walkway application for ARC review. Recyclable bins may not be placed outside prior to 7 p.m. on the night before scheduled pick-up.
24. **808 Spring Park Loop** (4/16, 7/17, 10/1) – Light bulbs must be clear or white. The screen door is an unapproved change. Please submit an application for ARC review.

25. **809 Spring Park Loop** (4/16, 7/17, 10/1) – Per the guidelines - Extensions may not be connected to downspouts regardless of material. Splash blocks may be installed beneath downspouts provided approved landscaping is installed to obscure the view of the splash block from public areas. Splash blocks may not be larger than 12” x 24” and must be natural-colored gray concrete with a smooth finish (e.g., no exposed aggregate). Other surfaces, such as brick pavers, may be submitted for consideration. The side steps and the side door need to be painted. The trim on the front of the house needs to be repaired. The stem wall needs to be painted. The mailbox numbers are not the correct style. Please change to the correct style numbers.
26. **813 Spring Park Loop** (4/18, 7/17, 10/1) – the sidewalk on the side of the house needs to be cleaned. The discolored sections near the shutter on the side of the house need to be painted. The dead palm fronds in the rear need to be trimmed. The missing or dead landscape on the right side of the house needs to be replaced with the previously existing plants, or if you prefer different plants, you can submit a Landscape application for ARC review. Approval must be given before work may begin. Mulch is required in all beds -front, sides, rear, and easement tree rings. Please note that red mulch is not permitted.
27. **823 Spring Park Loop** (4/18, 7/17, 10/1) – Mulch is required in all beds - sides, rear, and easement tree rings. Please note that red mulch is not permitted.
28. **829 Spring Park Loop** (4/18, 7/17, 10/1) – the exterior of the house needs to be painted. Please submit an ARC Paint application for review. Approval must be given before work may begin. All landscape beds need to be weeded. The patches of dead sod along the front landscape beds needs to be replaced. The landscape along the privacy fence needs to be trimmed back from the fence. Mulch is required in all beds -front, sides, rear, and easement tree rings. Please note that red mulch is not permitted.
29. **831 Spring Park Loop** (4/18, 7/16, 9/30) – the garage door trim needs to be repaired. The bedlines need to be better defined from the lawn with a mulch bed.
30. **858 Spring Park Loop** (4/23, 7/17, 9/30) – welcome mats are not permitted to be on walkways or hardscape. The mat on the walkway at the side door need to be moved to the porch area, or removed.
31. **868 Spring Park Loop** (4/25, 7/17, 9/30) – the roof needs to be cleaned.
32. **880 Spring Park Loop** (4/24, 7/17, 9/30) – the porch needs to be cleaned. The driveway needs to be cleaned. All landscape beds need to be weeded. Mulch is required in all beds - front, sides, rear. Please note that red mulch is not permitted.
33. **897 Spring Park Loop** (4/24, 7/17, 9/30) – the landscape in the front of the house was changed without prior approval. Please submit a Landscape application for ARC review.

34. **916 Spring Park Loop** (4/25, 7/17, 9/30) – the sidewalk needs to be cleaned. The decorative wood at the roof peak needs to be painted. The trim needs to be painted. Mulch is required in all beds - front, sides, rear, and easement tree rings. Please note that red mulch is not permitted. The landscape in the front beds was changed without prior approval. Please submit a Landscape application for ARC review.
35. **919 Spring Park Loop** (5/2, 7/17, 9/30) – the exterior of the gutters needs to be cleaned. The front door needs to be stained. The trim needs to be painted. The landscape beds need to be weeded. The missing or dead landscape in the front beds needs to be replaced with the previously existing plants, or if you prefer different plants, you can submit a Landscape application for ARC review. Approval must be given before work may begin. Mulch is required in all beds -front, sides, rear, and easement tree rings. Please note that red mulch is not permitted.
36. **923 Spring Park Loop** (5/2, 7/17, 9/30) – the siding on the dormer windows needs to be cleaned. The porch railings need to be repaired and painted. The stem wall needs to be painted. The garage lights need to be painted. The wood damage to the trim on the right side needs to be repaired. All landscape beds need to be weeded. Mulch is required in all beds - front, sides, rear, and easement tree rings. Please note that red mulch is not permitted.
37. **923 Spring Park Loop** (4/24, 7/17, 9/30) – the sidewalk and porch steps need to be cleaned. The porch columns need to be cleaned. The dirty sections of the house need to be cleaned. The driveway needs to be cleaned. The garage lights need to be painted. The shutters on the top right side window need to be securely attached to the house. The missing or dead landscape in the front beds needs to be replaced with the previously existing plants, or if you prefer different plants, you can submit a Landscape application for ARC review. Approval must be given before work may begin. Mulch is required in all beds -front, sides, rear, and easement tree rings. Please note that red mulch is not permitted. The door hardware was changed without prior approval.
38. **932 Spring Park Loop** (5/2, 7/17, 9/30) – the roof soffit on the right side needs to be repaired. The driveway needs to be cleaned. The privacy fence needs to be cleaned. The trim needs to be painted. The shutters need to be cleaned. The shutters on the right side need to be securely attached to the house. The vines and planter need to be removed from the garage.
39. **938 Spring Park Loop** (5/6, 7/17, 9/30) – the gutter needs to be repaired. The sidewalk and lead walk need to be cleaned. The exterior of the house needs to be painted. Please submit an ARC Paint application for review. Approval must be given before work may begin. The weeds need to be removed from the gutters. The porch railings need to be cleaned. The trim board on the right side needs to be repaired. The driveway needs to be cleaned. The missing or dead landscape in the rear needs to be replaced with the previously existing plants, or if you prefer different plants, you can submit a Landscape application for ARC review. Approval must be

- given before work may begin. Mulch is required in all beds -front, sides, rear, and easement tree rings. Please note that red mulch is not permitted.
40. **941 Spring Park Loop** (5/2, 7/17, 9/30) – the exterior of the gutters need to be cleaned. The loose roof shingles need to be removed from the gutter. The weeds in the gutters need to be removed. The stem wall needs to be painted. The railings and columns need to be cleaned. The driveway needs to be cleaned. The garage light needs to be painted. The privacy fence needs to be cleaned. Mulch is required in all beds -front, sides, rear, and easement tree rings. Please note that red mulch is not permitted.
  41. **947 Spring Park Loop** (5/2, 7/17, 9/30) – the porch railing post needs to be repaired.
  42. **914 Waterside Drive** (4/30, 7/23, 10/1) – the driveway needs to be cleaned. The garage light needs to be painted. Per the Landscape Design Guidelines, potted plants are not permitted in plant beds or ground level hardscape. The potted plants at the rear of the home needs to be removed or relocated to the porch area. The tree in the yard needs to be trimmed back from the alley right of way a minimum of 14 feet from the ground to allow for residential and utility vehicles to pass through the alley unencumbered. The missing or dead landscape along the left side of the house needs to be replaced with the previously existing plants, or if you prefer different plants, you can submit a Landscape application for ARC review. Approval must be given before work may begin. Mulch is required in all beds - front, sides, rear, and easement tree rings. Please note that red mulch is not permitted.
  43. **916 Waterside Drive** (4/30, 7/17, 9/30) – the porch steps need to be cleaned. The porch light needs to be repaired. The garage apartment door hardware does not match in finish. Please submit a Door Hardware application for ARC review proposing new hardware matching in style and finish. The wood damage to the corner porch roof needs to be repaired.
  44. **1120 White Moss Lane** (6/4, 7/17, 9/30) – the door hardware has been replace without approval. Please submit an application for ARC review.
  45. **1125 Rush Street** (5/6, 7/23, 10/2) – the bed in the rear needs to be weeded. Mulch is required in all beds - rear. Please note that red mulch is not permitted.
- X. January Covenants Hearing
  - XI. Mediation Properties - Update
  - XII. Adjournment