

## **ACC News – August 2008**

- **All structural changes, modifications, and improvements must be approved by the ACC**
- **All landscape changes, modifications, and improvements must be approved by the ACC**

Due to the intensity of the ACC inspections, many people are proceeding with projects to improve their homes and/or yards – and everyone appreciates it! However, we would like to remind everyone that any such projects must be approved by the ACC prior to implementation. Failure to get such approval and proceeding with an unapproved plan, could result in the project having to be modified or redone, resulting in considerable costs. This includes any painting projects (even if the color remains the same) – due to the existence of some non-approved colors in the neighborhood.

There are many instances where things have been done over the years without ACC approval. Many of these things are being identified and addressed with property owners. Some things have been in place for as long as several years, but they are still substandard and in violation of the covenants. This includes such things as landscape borders, some mulch materials, and screen doors - which are not permitted by the ACC standards, nor are many landscape borders.

We continue to have issues with homeowners leaving their garbage cans out by the street for days at the time or in plain view by the house. Letters are being sent on these cases and other minor violations that many seem to think are too trivial to worry about. It's all in the covenants and it's all being enforced. Repeat violations can lead to ACC fines immediately upon their recurrence.