



# *Towne Villas South Homes Association*

## **Covenants Compliance Program**

Below is a non-exhaustive list of items which are subject to citation through the TVS HOA Covenants Compliance Program. If a specific Restriction from the Declaration applies, it is identified. If there is no Restriction listed, then the item falls under one of the more general Restrictions listed on the back.

- ☐ Basketball hoop moldy/dirty/damaged.
- ☐ Basketball hoop not set up properly.
- ☐ All recreation equipment, including boats, trailers, and campers must be parked behind the dwelling and/or out of general view. (TVS Art VI, Sec. 14)
- ☐ Trash cans/recycling bins must be returned to their usual place of storage promptly after garbage has been collected. (TVS Art VI, Sec. 15)
- ☐ Trash cans/recycling bins must be stored neatly, preferably out of public view. (TVS Art VI, Sec. 15)
- ☐ Chimney cap/chase cover rusted.
- ☐ Yard debris in front of house.
- ☐ Grass/weeds growing in driveway, brick steps, and/or curb cracks.
- ☐ Grass growing over edge of driveway and/or curb.
- ☐ Backyard fence damaged.
- ☐ Backyard fence dirty/moldy.
- ☐ Grass overgrown—needs to be mowed and edged regularly.
- ☐ Gutter sagging/damaged.
- ☐ Vegetation growing out of gutters.
- ☐ House number not visible from street. (City Code Art III, Sec. 70-121)
- ☐ Lamp post leaning/damaged.
- ☐ Miscellaneous items in yard, driveway, or porch—need to be stored out of view from the street.
- ☐ Mold/dirt on house/trim.
- ☐ Roof dirty/stained.
- ☐ Shrubs overgrown.
- ☐ Shutters faded.
- ☐ Shutters damaged/missing.
- ☐ Siding damaged.
- ☐ Sign—No sign of any kind shall be displayed to the public view on any lot, except one professional real estate sign. (TVS Article VI, Sec. 7)
- ☐ Trim peeling.
- ☐ Trees need to be maintained—must be pruned to be kept off adjacent property's roof.
- ☐ Dead tree on property.
- ☐ No inoperable, unlicensed or abandoned motor vehicle of any type shall be parked or stored upon the properties and no portion of the properties shall be used for the repairs, overhauling, painting, or work of similar nature of any motor vehicle. (TVS Art VI, Sec. 14)
- ☐ Upper vents damaged/peeling.
- ☐ Weeds in landscape beds.

## **Other relevant requirements per the TowneVillas South Declaration:**

### Article V, Section 11

- ✓ Owner agrees that he will maintain the exterior of his building and will maintain his lot in such state of repair as will conform to the general appearance of the surrounding buildings and accordance with the maintenance rules adopted by the TownVillas Homes Association. In the event any owner fails to maintain his premises in accordance with this section, the TownVillas Homes Association after ten (10) days notice to the owner by certified mail, may enter on the lot and make necessary repairs and charge same to the Owner.

### Art VI, Use Restrictions, Sec 4

- ✓ No obnoxious or offensive activity shall be conducted or permitted on any of the lots, and nothing shall be done thereon which may be or become an annoyance or a nuisance to the neighborhood.

### Article IX, Architectural Control

- ✓ No building, fence, wall, or other structure shall be commenced, erected, or maintained up on the properties, nor shall any exterior addition to or change or alteration therein be made, including the color scheme of the exterior, until the plans and specifications showing the nature, kind, shape, height, materials, color, and location of the same shall have been submitted to and approved in writing by the Board of Directors.

## **Reminders:**

- The governing documents pertain to your whole property.
- If you are currently renting your home, you are responsible for ensuring your tenants comply with the covenants, although ultimate responsibility for compliance with the Association covenants rests with you. Please contact Victory Community Management any time your mailing address changes.
- If you receive a Covenants Compliance Notice, you will be given a reasonable amount of time to correct the issue. The number of days you are given will be on the notice.
- If at any time you have a question about a notice you receive or if there are circumstances that prevent you from addressing a maintenance issue(s) or meeting a deadline, please reach out to Victory Community Management.

## TowneVillas South Covenants Compliance Guidelines

Issue	# Days to Fix	Related Covenant, Restriction or Regulation
Vehicles/Parking	5	TVS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC & Rs), Art. VI, Sec. 14: No inoperable, unlicensed or abandoned motor vehicle of any type shall be parked or stored upon the properties and no portion of the properties shall be used for the repairs, overhauling, painting, or work of similar nature of any motor vehicle.
Boat, Trailer, Camper Parking	Immediately	CC & Rs, Art. VI, Sec. 14: All recreational equipment, including boats, trailers and campers shall be parked...behind the dwelling out of general view if permitted by the Association.
Trash/recycling bins left at curb	Immediately	CC & Rs, Art. VI, Sec. 15: All garbage shall be kept in covered containers out of public view unless such containers are set out for collection. Such containers shall be returned to their usual place of storage promptly after the garbage has been collected.
Trash/recycling bins stored in public view	30	
<ul style="list-style-type: none"> <li>—Roof dirty/stained</li> <li>—Gutters/Shutters/Garage Door/ Driveway/Siding damaged or peeling</li> <li>—Trim (fascia, railings, windows, vents, chimney cap, etc.) damaged or peeling</li> <li>—Shed damaged</li> <li>—Fence damaged</li> <li>—Tree to be pruned</li> </ul>	60	CC & Rs, Art. V, Sec. 11: Owner agrees that he will maintain the exterior of his building and will maintain his lot in such state of repair as will conform to the general appearance of the surrounding buildings and accordance with the maintenance rules adopted by the TowneVillas Homes Association.
<ul style="list-style-type: none"> <li>—Mold on siding/trim</li> <li>—Fence dirty/moldy</li> <li>—Basketball hoop dirty/damaged</li> <li>—Vegetation in Gutters</li> <li>—Gutter guards out of place</li> <li>—Lamp post leaning/damaged/ peeling</li> <li>—Shrubs overgrown</li> </ul>	30	
<ul style="list-style-type: none"> <li>—Grass overgrown</li> <li>—Grass/weeds growing in driveway cracks, curb and/or gutter</li> <li>—Weeds in landscape beds</li> <li>—Basketball hoop not set up properly</li> <li>—Yard debris to be removed</li> <li>—Miscellaneous items stored inappropriately</li> </ul>	5	
House number not visible	30	Poquoson City Code Art. III, Sec. 70-125: House numbers must be at least 2 inches in height and of a contrasting color to the surface to which it is affixed.
Sign	Immediately	CC & Rs, Art. VI, Sec. 7: No sign of any kind shall be displayed to the public view on any lot, except one (1) professional real estate sign of not more than six square feet, advertising a property for sale or for rent.

*For more detailed information, please see the full text of the TownVillas South governing documents available at [www.TVillaSouth.org](http://www.TVillaSouth.org)*