

Villages of Bennington's HOA Conservancy

You are in violation of one or more of the HOA's Rules and Regulations

Address of Violation: _____

Type of violation: The violation (checked below) must be corrected within 8 days of the date of this NOTICE. If it is not corrected, our contractors will correct the violation for you, and the owner, property management, or the tenant will be responsible for all charges.

_____/9.1.2.1a Vehicles, Storage, Parking and Garages: No commercial type vehicles shall be stored or parked on any lot or parcel, nor parked on any residential street except while engaged in delivery, service, or transport from a residence. (The right to use public streets for such purposes being specifically waived) or on any driveway, lot, parcel, or tract, except in an enclosed garage or under a carport in which vehicles and trailers are hidden from adjacent property and street. All passenger vehicles regularly in use shall be parked in an enclosed garage or under a carport in which said vehicle are hidden from adjacent property and street, or on the driveway leading to said garage or carport, and may not be parked in any yards or other areas not specifically designated for parking.

_____/9.2.2.1b Disabled Vehicles: No disabled vehicle, tractor or any other type vehicle shall be Stored on any lot and no repairs to any vehicles shall take place on any lot where such repairs constitute or are being performed for a commercial purpose. In essence, no automobile repair shop runs out of your garage.

_____/9.1.2.1c Garages: Garages shall be used only for parking and storage of automobiles or other personal items. All garages shall be kept closed except for immediate entrance or exit.

_____/9.3.3.3 Fences and Walls: No fence or wall shall be erected which exceeds six (6) feet in height. No fence or wall shall be erected on a lot between the front of any residence and a street. All fences or walls must be constructed of brick, stone, wood or a combination thereof but not of chain link and shall be subject to review and approval by the Land Use and Architectural Control Committee. It is the responsibility of each homeowner to maintain the up keep of their fence.

_____/9.3.3.1 Shed: Except for a garage, no separate structures from the main residence shall be permitted on any lot or parcel other than one detached building with dimensions not to exceed ten feet by twelve feet (10'x12') with the peak of the roof not to exceed nine feet (9') from the ground.

_____/8.2.2.5a Nuisances and Hazards: No noxious or offensive activity shall be conducted upon any lot, parcel, tract, common area or community open area (including streets), nor shall anything be done or conditions permitted to exist which may be or become an annoyance, nuisance, or hazard to the health, safety or welfare of neighbors of the community.

_____/8.2.2.5b Waste Containers: All lots, parcels and tracts shall be kept clean and free of trash, rubbish, garbage, debris, litter, or other unsightly objects or material at all times. Waste shall be managed in a clean and sanitary manner and all waste containers shall be kept tightly closed, inside garages, behind fencing, walls or otherwise hidden from the adjacent properties and street. Otherwise, your container should only be visible between the evening hours, from the evening before the regularly scheduled collection day, until 6:30pm on the scheduled collection day.

_____/8.2.3.9 Grass Cutting: Grass shall be cut to a reasonable height and edged. All shrubs trimmed and flowerbeds kept clean and free of weeds. Upon the owner's failure to do so, the Board of Directors, after giving the owner eight (8) days written notice, may have the grass, weeds and vegetation cut when and as often as necessary in its judgment; have dead trees, shrubs and plants removed and make repairs in a reasonable and workman like manner. The cost of such maintenance shall be assessed against the [property].

_____/8.2.2.7 Boating on Common Lakes: No motor boats shall be allowed on the lake, ponds, or other water bodies in the Common Areas except those being specifically used for maintenance and as approved by the Land Use and Architectural Control Committee.

_____/11.4 Notice: Any notice required to be sent to any owner of the property, or to the tenant, under the provisions hereof shall be either personally delivered or mailed, postage prepaid, to the last known address of the person or entity who appears as the owner on the records of the Conservancy or the Shelby County Register of Deeds. If mailed, the notice shall be deemed given one day after the date of mailing. EMAIL ADDRESSES PREFERRED AS QUICKER NOTIFICATION ALLOWS SUFFICIENT TIME TO MAKE CORRECTIONS.