

FELLS COVE HOMEOWNERS - It's Time For a Spring Clean Up!

When we first bought our homes in Fells Cove, we all signed and agreed to the Documents. Many Homeowners have wonderful homes and landscape, however, some homeowner's landscape and houses have been deteriorating and as an HOA it's the Board's responsibility to take action in order to uphold homeowner value in Fells Cove. The management company may send you a notice for a violation. Please understand they are working for the board of directors to bring our community up to standards. If you do receive a letter we ask that you bring your property into compliance within the stated timeframe. If you cannot take care of a violation by that date, please contact the management company to explain any circumstances as to why you cannot bring your property up to standards. Any violations that are not corrected may result in a \$1,000 fine. Thank you for all you do in making our community a beautiful place to live!

The Board has observed the following items most often in violation of the Doc's:

- Many houses are in need of painting so please check the condition of your house and plan on re-painting if needed.
- Trees and bushes are to be trimmed and maintained – replace dead plants and add mulch to plant beds and tree beds.
- Bare spots in yards need to be re-landscaped with new sod
- Homes with weed problems need to take the necessary steps to rid your yards of weeds including weeds in driveways and sidewalks and plan on maintaining a weed free yard – time to weed & feed.
- Trash cans and recycle bins must be stored in your garage or stored out of view from the street – place a fence or bush in front of the bins if stored on the side of the house.
- Boats, trailers, RV's, and jet skis must be stored in your garage or parked off site.
- Driveways, sidewalks, and houses with mold or stains must be power washed.
- Pet waste must be picked up, even if it is your pets waste on your property.
- A bush or fence should be placed next to the A/C, pool or softener equipment to block it from street view

Other items of interest

Trash cans/recycle bins should be placed at the curb no earlier than 6pm the day prior to pick up. We also ask all residents to promptly pick up any trash that is spilled during trash pickup. In addition, Parking on the grass or sidewalks is prohibited.

Please visit the community website for Documents: www.fellscove.fl.com