



Commonly Broken Covenants:

Grass Cutting & Edging: Most everyone properly cuts the grass on their property. However, there are typically several cases of a lack of proper edging on the sidewalks, or along driveways, or walkways. The Covenants actually state that "... lawns must be property and trimmed along all visible paved areas, and all excessive grass and weeds shall be removed from cracks in the pavement." Please take a look at your property to determine if the paved areas need to be edged. Is grass growing several inches into your sidewalk or driveway, or is there a trail of grass growing in the cracks of the pavement? If so, please address this properly.

Disposal of Grass Cuttings: There are usually several instances of someone cutting their grass, or edging their yard, and simply leaving the clippings scattered on the pavement, such as the sidewalk, driveway, or curb and street. There's even been a few instances of someone actually sweeping or blowing their clippings directly into the street or into the nearest sewer drain. In case you're not familiar with this, it's a violation of our neighborhood Covenants, and it's also a violation of a City of Brandon Ordinance. It's very important that grass cuttings are NOT allowed to remain on any paved areas. The City believes it to be so important that the fine for the 1st Offense by a lawncare contractor is \$250, while the fine for the 2nd Offense is \$500. Grass cuttings/clippings on the sidewalk or in the street create an unsightly appearance, become difficult to remove once it's rained, and cause sewage problems for the drainage in our neighborhood and city. The easiest way to deal with grass cuttings is to simply sweep them (or use a blower) back into your own yard.

Boats and/or Trailers: Simply said, boats are not allowed in the neighborhood, unless hidden from view inside a closed garage. We understand someone may bring a boat to their house so they can stock it with their provisions, before heading out to the Reservoir... or maybe bringing it in to clean it up and such. So an occasional day, here and there, is likely fine with everyone... particularly on a special day such as the 4th of July weekend. However, continuous placement or storage of a boat is simply not allowed.

Utility Trailers: Utility trailers are allowed ONLY if stored inside a closed garage or in a fenced backyard, out of view from the street. We certainly understand a utility trailer being "in view" if it's part of a temporary "work in progress". An example of this would be if you're working on your landscaping, replacing a roof, or having some type of work done on your property that involves the use of such a trailer. In summary, we try to let "common sense prevail" in matters such as this. However, a utility trailer continuously placed in a driveway, front yard, etc is not allowed. Utility trailers are typically small, lightweight, and very reasonably mobile. So please be sure to move it out of view, behind a privacy fence in your backyard (or in an enclosed garage).

Street Parking: As per the Covenants, street parking is not allowed. As with many things, including the use of utility trailers, we understand and respect the need to park in the street from time to time due to unusual or temporary circumstances... work being done on the property that requires street parking, abnormal instance of an increased number of guests (such as a party, gathering, holiday, family need, etc), or other temporary requirement. However, continuous or regular parking on the street is not allowed, by our Covenants as well as the City of Brandon (it violates a City Ordinance, as well).

Satellite Dish Placement: Satellite dishes may not be installed in the front half of the dwelling. Look at the side of your house... is your dish installed so that it's closer to the back than the front? If so, then you're likely ok.