

Northwood Hills Property Owners Association (NWHPOA)  
Board of Directors

November 16, 2007

Dear Homeowner,

The Board of Directors is pleased to report that the Northwood Hills Property Owners Association (NWHPOA) will remain in tact. A meeting of the members was held on November 10, 2007 to discuss the NWHPOA and to cast votes on whether the association would remain in tact or be dissolved. A total of 64 votes were received by the Board of Directors to dissolve the association. This total was far less than the two-thirds (2/3) of the total of the votes, in person or by proxy, that was necessary to dissolve the NWHPOA.

The annual assessment (dues) for CY-2008 (January 1 – 31 December 2008) is \$50.00 per household. Dues collected will be allocated as per the CY-2008 Projected Budget that was provided as page 3 of the letter announcing the November 10, 2007 meeting. Please ensure that your check is mailed to NWHPOA P.O. Box 863, Hernando, MS 38632 not later than January 15, 2008.

Dues not received by February 15, 2008 will become delinquent and shall be assessed a late fee and shall bear interest from the due date at a rate of ten percent (10%) interest per annum or such greater amount as may be determined by the Board of Directors and the Owner obligated for such assessment shall also be liable for all reasonable costs and expenses, including reasonable attorneys fees incurred by the Association in attempting to collect said assessment and/or enforce its lien. For more information please refer to Article 7 Section 4 of the Bylaws of the NWHPOA.

If you have not done so already we encourage you to visit the NWHPOA Internet Site at (<http://www.neighborhoodlink.com/hernando/nwhpoa>). Since it was established a total of 438 hits were recorded in September; 291 in October; and 532 to date in November. The Community Calendar allows us to post information regarding up-coming garage sales, meetings & more. You can also view other information posted under Neighborhood Information; Local Government; Police & Safety; Discussion Forums; Community Pages; Community Links; and a Resource Guide. If you would like to post an article on this site (garage sale, yard sale, meeting, etc.) please send the information along with your name, address, and telephone number to [NWHPOA@bellsouth.net](mailto:NWHPOA@bellsouth.net).

For the benefit of those homeowners who do not have access to a computer we have attached to this letter a table (pages 2 – 4) which shows the requirement imposed by NWHPOA Covenants and similar requirements imposed by City Ordinances. Please take the time to become familiar with these requirements. The Board of Directors will begin enforcing these rules, regulations & restrictions beginning on January 01, 2008. Should you have a specific question regarding the contents of this table please submit your questions to [NWHPOA@bellsouth.net](mailto:NWHPOA@bellsouth.net) or mail them to NWHPOA, P.O. Box 863, Hernando, MS, 38632.

Very Respectfully,

Board of Directors

## NWHPOA Covenants versus City Ordinances

**Following table shows the requirement imposed by NWHPOA Covenants and similar requirements imposed by City Ordinances. This table is only a partial list as way of comparison between the City of Hernando Zoning Ordinances and NWHPOA Covenants. There are a significant number of City Ordinances that have been issued that have no impact on our subdivision.**

<b>Requirement Imposed by NWHPOA Covenants</b>	<b>Requirement Imposed by City Ordinances</b>
No Requirement Imposed by NWHPOA Covenants.	No parking of motor vehicles shall be allowed in any front yard, except a paved driveway.
No Requirement Imposed by NWHPOA Covenants.	No truck rated more than 1 ton, trailer (Low boy, flat bed or otherwise), tractor, or other machines or heavy equipment shall be parked in either the yard or at the street other than for service and delivery purposes.
There shall be no motorized vehicles of any kind (off-road ATV'S, dirt bikes, go carts, four-wheelers or any other such vehicle that is not properly "tagged" by a valid State of Mississippi license plate) allowed to be operated in any manner within the subdivision, either on a lot or the lots in said subdivision, in any common areas, right of ways or easements or on the streets within the subdivision.	No motorized vehicles of any kind (off – road ATVs, dirt bikes, go carts, four-wheelers or any other such vehicle that is not properly "tagged" by a valid State of Mississippi license plate) allowed to be operated in any manner within the subdivision.
Any and all fences within the subdivision must be constructed of wood and/or brick columns with wood. There shall be no chain link fences on any lot within the subdivision with the exception of the common areas within the subdivision.	Proper fence permits be must obtained from the City of Hernando before construction commences.
No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done which is annoyance or nuisance to the neighborhood (this includes noise pollution such as excessive barking dogs, loud music [artificial or live], etc...).	No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done which is an annoyance or nuisance to the neighborhood (this includes noise pollution such as excessive barking dogs, loud music [artificial or live], etc...).

No broken down, inoperable or unlicensed vehicles will be allowed to park on the street or in driveways at any time. Vehicles of this type will be parked in the garage so as to be out of sight. Parking on the grass or lawns is not permitted at any time and is in violation of City codes.	Junk vehicles, recreation equipment, and trailers of any kind or type without current inspection stickers shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings.
There shall be no trailers, recreational vehicles, boats or campers parked on the street within subdivisions or on driveways. Any such storage of such shall not be visible from the street.	No major recreational equipment such as boats and boat trailers, travel trailers, pickup campers or coaches, motorized dwellings, tent trailers, and the like, shall be parked or stored on any front yard except in a paved driveway.
Any outside storage building, greenhouse, decks, or work sheds must comply with all City codes and ordinances. No metal buildings or utility sheds are allowed. All out buildings must be constructed with a wood or brick veneer type side covering. The colors shall match the house as situated on such lot and all such buildings must be approved by the board and/or architectural control committee that may be formed for such purpose.	Any outside building, greenhouse, desk, or work sheds must comply with all City codes and ordinances.
There shall be no external antennas such as radio, cb, ham radio, television, or other such communication type structures used to receive, or transmit such signals. Only small (24 inch or smaller) satellite dishes are permitted if attached to the house or on a pole and which must be done in a professional like manner.	No Requirement Imposed by City Ordinances.
There shall be no visible clotheslines placed, constructed, erected, or used on any lot. The use of any clothesline must be behind an opaque fence and not visible from the street.	No Requirement Imposed by City Ordinances.
There shall be no window, roof or wall type air conditioning or heating units installed in any structure within the subdivision.	No Requirement Imposed by City Ordinances.
No solar panels are allowed on any structure or freestanding within the subdivision.	No Requirement Imposed by City Ordinances.

All exterior painting must be done with neutral or earth tone colors.	No Requirement Imposed by City Ordinances.
All yards, lawns, and lots are to be free of trash, rubbish, and garbage as well as cut and maintained so as to not be an eyesore to the neighborhood or to harbor insects and rodents.	No Requirement Imposed by City Ordinances.
There shall be no door to door solicitation of any type within the subdivision unless specifically approved by the homeowner's association board.	No door to door solicitation of any type within the subdivision.
No Requirement Imposed by NWHPOA Covenants.	Off-street parking spaces for single-family dwellings, two spaces per dwelling unit; for multi-family dwellings, two spaces per dwelling unit.
No reflective material may be used on or in windows on any structure within the subdivision.	No Requirement Imposed by City Ordinances.
All houses must have the proper street address displayed on them so that they are easily visible from the street.	No Requirement Imposed by City Ordinances.
There shall be no more than (2) domestic pets kept on a lot at any time, and pets must not be allowed to become a nuisance to the neighborhood. There shall be no "exotic" pets of any kind kept on the property. No animals shall be allowed to run at large within the subdivision. All animals, when allowed outdoors, shall be kept within an enclosed area or restrained with a leash by an adult. Owners with pets are expected to collect their pets waste and dispose of it properly, this includes when walking their pets as well. All pets (including dogs and cats) must be on a leash when walking them. Radio type leashes are not acceptable. No breeding of any animals shall be allowed within the subdivision.	No Requirement Imposed by City Ordinances.
The Park is to be closed at dark unless a special function has been approved for the use of the Park after dark. Such approval shall be made in writing and properly displayed during the event. <b>There is no park therefore, this requirement is not applicable.</b>	No Requirement Imposed by City Ordinances.