

TOWNES OF FLORIBUNDA HOMEOWNERS ASSOCIATION

DATE: April 6, 2011

SUBJ: TFHA ACC MATTERS

TO: TOWNES OF FLORIBUNDA RESIDENTS

FROM: ARCHITECTURAL CONTROL COMMITTEE (ACC)

The ACC exists in order to enforce the rules of the Covenants regarding the upkeep of the outside of our homes. In so doing, we protect the integrity of the neighborhood and protect our property values. Please understand that as overseers of the outdoor maintenance, we do this as a service to our community and do it on a voluntary basis.

PLEASE REMEMBER THAT BEFORE YOU DO ANY OUTDOOR RENOVATIONS OR LANDSCAPING, PLEASE CONTACT THE ACC BY PROVIDING YOUR PROJECT PLANS. THE ACC WILL REVIEW, AND PROMPTLY GIVE YOU A RESPONSE AS TO WHETHER OR NOT YOUR PLANS MEET COVENANTS GUIDELINES.

The ACC will do its spring walk-through on Friday, May 20. The Committee requests that you take the time to step outside your home before our planned walk-through to be sure that you are in compliance with the Covenants regarding outdoor maintenance. As the ACC walks through, specific attention will be given to overall property maintenance, as well as the following:

- A. Proper maintenance of shrubbery;
- B. Unauthorized lawn ornaments in front yard;
- C. Deck condition and stain color;
- D. Cleanliness of siding and fencing;
- E. Condition of concrete walk ways;
- F. Condition of paint on front doors and shutters,
- G. *UNLIT BULBS IN LAMP POSTS.*

Those properties that are identified as not being in compliance, will be sent a notice requesting that the owner make the necessary repair(s). Residents who do not comply with the ACC notice, will then be cited by the TFHA Board.

Lamp Posts:

IF YOUR LAMP POST IS UNLIT BECAUSE THERE IS AN ELECTRICAL PROBLEM, YOU ARE RESPONSIBLE TO HAVE IT REPAIRED! Also, please remember to replace burned out light bulbs. This provides safety and adds to the aesthetics of the neighborhood.

Shrub Maintenance:

Please make every effort to maintain your shrubs. For the sake of uniformity, shrubs in front of the windows should be below the window sills. Shrubs along side of windows should not go beyond the height of the gutter.

Napoli Landscape Professionals
Joe Napoli, Owner
Tel: 554-4556

Mulching:

Residents are responsible for mulching their back yards.

Weeding:

Please make certain to keep your yard free of weeds.

Pressure Washing:

If your home has mold/mildew on the siding and/or fencing, please have it power washed.

Crystal Clear
Daniel Brown, Owner
102 Fox St.
Hbg., PA 17109
717-651-1505

Front Fences:

If your front railing is in need of replacement, the contractor is:

Benshoff Fence, Inc.
Phil Benshoff, Owner
Tel: 717-375-2965
Cell: 717-729-0684
benshofffence@comcast.net

Decks:

Decks should be stained using Behr Semi-Transparent stains: DP #315, DP #382 or DP #391.