

Notice

To: All Waterbrooke Homeowners & Residents
From: Sonnie Mac
Date: November 29, 2015
Re: New HOA Rules

New Rules

Your Board of Directors has been working hard looking for ways to keep our subdivision beautiful and more alluring in order to preserve the appearance of our community as well as maintain property values. Henceforth, the board has implemented the following rules.

- **Front Common Area:** All homes must have a Service Berry bush planted in the common area located at the front of each home. Your HOA, along with Byron Faulkner, our contracted landscaper, will purchase and plant each bush. **Each homeowner is responsible for the cost, approximately \$180, of the bush.** Your HOA is responsible for the cost of delivery and planting fees only. Homeowners must contact Faye Ellis, Facility Management Service, to make payment arrangements.
- **Mailbox:** For a more uniform appearance, all mail box numbers must be located above the mail box. All old numbers or other styles must be removed. There are two approved styles. One is for metal posts and one for wood. (Please see the attached approved styles which can be purchased at Lowes or Home Depot for approximately \$17.) Wood posts must be stained with cedar color stain. Your HOA will provide the stain. Please make arrangements with me for stain application. Metal posts must be painted black as needed.
- **Yards:** All yards must be cut and maintained at a height of no more than eight (8) inches. Also, your grass should be edged and trimmed each time it is cut.
- **Flower Beds:** Weeds should be removed from flower beds and fresh mulch should be added as needed. Mulch can be a color of the homeowner's choice. In addition, no vegetables or tomatoes are allowed to be grown in any flower bed. If needed, gardens may be grown in the rear of the home. Hedges and shrubs should be trimmed as needed.

To motivate homeowners in aiding in the beautification of our Waterbrooke community, we will be implementing a Yard-of-the-Month Program. The program will run through the months of May through October. The home voted to have the best looking yard each month will receive a \$50.00 gift certificate. We hope this will help encourage everyone to keep their yards looking great.

The new rules must be completed by April 25th 2012.

METAL POST

WOOD POST



Thank you in advance for your support in our community efforts. Please feel free to call me if you have in questions, comments or concerns @573-1035.

Waterbrooke HOA

Sonnie Mac, President

