

KEEPING UP SEDGEMOOR APPEARANCES

Welcome to the Sedgemoor Community. The Sedgemoor Architectural Committee is a team of volunteers who are passionate about preserving and enhancing the beauty and harmony of our community.

As an architectural committee, we review all requests for exterior modifications or additions to your home or landscaping. We also monitor and enforce the architectural guidelines and covenants that govern our community. Our mission is to ensure that our neighborhood remains attractive, safe, and comfortable for all residents.

It is your responsibility as a resident to read and follow our Sedgemoor Reservations and Restrictions and Bylaws and a neat maintain a neat appearance of your property. You can find our Sedgemoor Bylaws and Reservations at www.sedgemoorpoa.com. They are listed under Documents/Sedgemoor Legal Documents

We have listed a few of the guidelines below as a general reminder:

- * Keep all grass and weeds cut.
- * Remove any dead trees from your property.
- * Keep all culverts, ditches, storm drains and driveway ditch drains clear of debris to ensure proper drainage.
- * Observe vehicle parking regulations.
 - * Adequate off-street parking shall be provided by the property owner, for parking of automobiles they own. Property owners agree not to park their automobiles on the street edge adjacent to their property in the subdivision, or on common grounds- Sedgemoor Reservation and Restrictions, Section 6.
 - * A large gathering that requires guests to park in your yard or mostly of the street for less than one day acceptable.
 - * If you have houseguests for more than two days who need a place to park, contact POA President or Vice President for overflow parking permission,

Preferably the month before. NO parking of ANY vehicle is permitted that would obstruct and narrow the roadway.

* Keep trash containers stowed behind your home or in your garage on all days other than collection days.

* Keep the roof of your home clear of excessive accumulation of leaves, pine straw, stick limbs, pinecones and any other debris.

* When you pick up your yard debris throughout the year, please hold the debris in the rear or side of your property.

* We Provide a twice annual pickup of yard debris in the community. We will provide advance notice prior to the scheduled collections by the contractor.

As a Reminder, this pick up is limited to small branches and limbs, leaves, pinecones, grass cuttings, shrubbery cuttings, weed/grass trimmings etc. NO limbs or branches over 5 inches diameter will be collected. The twice annual pickups are not intended for disposal of larger trees.

- Keep yards/lots well maintained and free of tall grass, undergrowth, trash, dead trees and rubbish.

*In the event a property is not properly maintained the Architectural Committee will advise the owner/renter in writing of the corrective action required to comply.

Failure to complete the action requested may result in the Architectural Committee contracting the work to be done and the cost charged to the property owner/renter.

- Pet owners are responsible for picking up and properly disposing of animal waste.
- If a resident desires to construct, build, or place anything above ground, make any exterior additions to or change the exterior of the existing structure, prior approval must be obtained from the Architectural Committee. Specific instructions are listed in Section 2 of the Sedgemoor Reservations and Restrictions.

Note that the above are, as previously mentioned, a few of the guidelines. You will find further information in the documents R&R'S and Bylaws.

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