

KEEPING UP SEDGEMOOR APPEARANCES

Welcome to the Sedgemoor Community. Your Sedgemoor Architectural Committee exists to meet the needs of Sedgemoor residents, both property owners and renters in our community. We solicit your cooperation in maintaining the neat appearance of our community while contributing to the quality of life of all residents. We recommend you become familiar with the Sedgemoor POA Bylaws to ensure you fully understand your responsibilities as a resident. Listed below are a few reminders for you:

1. Keep all grass and weeds cut, so as to present a neat appearance.
2. Remove any dead trees from your property.
3. Keep all culverts, ditches, storm drains and driveway ditch drains clear of debris to ensure proper drainage.
4. Observe **vehicle parking regulations** at all times. *Please see note below.*
5. Keep trash containers **stowed behind your home or in your garage** on all days other than collection days.
6. Keep the roof of your home clear of excessive accumulation of leaves, pine straw, sticks, limbs, pine cones and any other debris.
7. When you pick up your yard debris throughout the year, **please hold the debris in the rear or side of your property. We pick up yard debris twice a year. Please see note below.**

YARD DEBRIS PICKUP: We provide a twice annual pickup of yard debris in the community. We will provide advance notice prior to the scheduled collection by the contractor. **As a Reminder:** This pick up is limited to small branches and limbs, leaves, pine cones, grass cuttings, shrubbery cuttings, weed/grass trimmings etc. **NO LIMBS OR BRANCHES OVER 5” in diameter will be collected.** The semi-annual pickups are not intended for disposal of larger trees.

PARKING NOTE: The parking of a vehicle outside of the driveway, in the yard, or on the street is a violation of Sedgemoor Rules and Regulations “Section 6 – General Requirements Article C.”

Note 1: A large gathering or party of guests that requires guests to park in your yard or slightly off the street for less than one day is acceptable.

Note 2: If you have house guests for more than 5 (five) days who will be required to park in your yard, please contact a member of the Architectural Review Committee to request a temporary exception to this regulation.

GENERAL APPEARANCE OF ALL PROPERTY:

“Each owner/renter shall keep his home well maintained and or his/her building site or yard/lot free of tall grass, undergrowth, trash, dead trees, and rubbish and properly maintained, **so as to present a neat appearance.** In the event an owner/renter does not properly maintain his/her lot/home as prescribed, the Architectural Committee will advise the owner/renter in writing of the corrective action required to be in compliance. Failure to complete the action requested may result in the Architectural Committee contracting the work to be done and the cost charged to the owner/renter.”

ANIMAL WASTE PICKUP: Please be a responsible pet owner - Pet owners are reminded to pick up and properly dispose of your animal waste. Your neighbors will appreciate your compliance.

ARCHITECTURAL CONTROL: If a resident desires to construct, build, or place anything above ground, make any exterior addition 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. ARCHITECTURAL CONTROL Architectural Restrictions, SEDGEMOOR PROPERTY OWNERS ASSOCIATION, INC., FIRST AMMENDMENT DECLARATION, RESERVATIONS AND RESTRICTIONS.**

Please contact any member of the Architectural Committee, if you have questions pertaining to our regulations.

Chairperson – Sara Richardville 419-351-3775

Member – Karina Pfeiffer 984-209-9885