

Southpoint Homeowner's Association, Inc.

Southpoint Subdivision ACC Spotlight! – November 2009

Dear Fellow Southpoint Homeowners/Tenants,

Spotlight of the Month - Seasonal Items

Greetings! The weather is starting to get cool and signs of fall are popping up everywhere. The grass has started to slow its growth and families are getting geared up for the holiday season. Homeowners will soon begin to prepare lawns for the Thanksgiving and Christmas holidays.

The ACC would like to remind you that in accordance with Paragraph 29 of the Amended and Reinstated Restrictive Covenants, both the lot and the dwelling must be maintained in a manner so as to not be unsightly when viewed from the street or neighboring lots. The ACC is reminding homeowners who decorate that it is a great idea to decorate, however, please be aware that once the holiday passes, that you will need to take down the decorations in a timely manner. While most homeowners comply, there has been a history of some homeowners not removing items in a timely manner. The ACC considers 2 weeks after the holiday passing to be a sufficient timeframe to have seasonal items removed.

The ACC will actively address any seasonal item violations two weeks after the holiday passes. If you would like to report violation, please see below on how to report a violation.

Fine Amount:

Violation - Seasonal Items

Compliance - Required within 3 Days

Amount - \$50 per day/\$250 max of 5 days

What is the Architectural Control Committee?

The Architectural Control Committee ("ACC") of Southpoint Subdivision is established to maintain the quality and desirability of Southpoint by overseeing the compliance of the Restrictive Covenants of SPHA.

The ACC is charged with carrying out the general plan of the subdivision and to ensure that we maintain a high standard of appearance within the neighborhood. The ACC is separate and autonomous (i.e., the right or power of self-government; undertaken or carried on without outside control; existing or capable of existing independently; responding, reacting, or developing independently of the whole) to the Board of Directors although it works closely with the Board.

Need to Report a Restrictive Covenant Violation?

Visit the ACC section of Southpoint Subdivision's website and use one of the forms in the top left hand corner.

Got Feedback?

We love to hear from homeowners on thoughts to improve the subdivision. Feel free to email the ACC if you need assistance or clarification regarding the responsibilities of the committee.

Want to Improve Southpoint Subdivision?

Your Homeowner's Association would love to have your time! There are many committees that make up your homeowner's association. Click here to check out the committees. Many responsibilities require a minimal time investment of 1-2 hrs per month. Your home is typically your largest investment, help improve the subdivision. Be involved and volunteer! Email the ACC or the Board to get started today.

Additional Information:

Southpoint Website - www.southpointsubdivision.com

ACC Email – accspha@gmail.com

Southpoint Board Email - southpointboard@gmail.com

30. [1] Each Lot Owner, at the Lot Owner's expense, must maintain the yards on his Lot at a level, to a standard, and with an appearance that is commensurate with the neighborhood, including fenced and unfenced portions of the Lot. Lot Owners shall keep their respective Lots mowed and free from noxious weeds. In the event an Owner fails to discharge this obligation, the Association may, at its own discretion, cause the Lot(s) to be mowed with the Owner of such Lot obligated to pay the cost of such mowing. Failure to pay such cost may cause a lien to be filed against the Lot.

Architectural Control Committee
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Southpoint Subdivision - Building Not Just a Neighborhood, But a Community!