

Southpoint Homeowner's Association, Inc.

Southpoint Subdivision ACC Spotlight! – September 2009

Dear Fellow Southpoint Homeowners/Tenants,

Spotlight of the Month - Lot Maintenance

Greetings! We've almost made it through another hot summer. As we approach another season change, the Southpoint Architectural Control Committee (ACC) would like to spotlight lot maintenance in this month's Spotlight! issue. As the weather cools, you may be able to spend a little more time getting subdivision ready for the cooler months. While it is the responsibility of every homeowner/tenant to perform some type of lot maintenance such as mowing, weeding, edging, etc., many lots contain a servitude and/or adjoin to a detention pond that require some special attention.

The ACC would like to remind you that it is your responsibility per the Amended & Reinstated Restrictive Covenant Paragraph 301 to maintain all portions of your lot which includes up to the detention pond water's edge and/or servitude area. Feedback to the ACC has been mixed over the appropriate responsibility due to ambiguous information over the years, so the ACC is actively notifying homeowners/tenants of the correct information. While some may say these areas may not be visible from the street, inadequately maintained lots detracts from the subdivision, creates health and safety hazards, and invites unwanted, pesky visitors (i.e. snakes, mice, mosquitoes, etc.).

If you currently maintain up to the pond water's edge and/or servitude area, the ACC thanks you and encourages you to spread the same attitude. If your lot needs attention, we ask that you correct the issue during the month of September 2009. After September, the ACC will address the specific homeowners/tenants still in violation through the Restrictive Covenant violation treatment schedule. Should you need assistance in locating a lawn maintenance company, please let us know and we can refer some companies to you.

If you are unsure if your lot contains a servitude or adjoins a detention pond, please click [here](#) to view the Southpoint Plot Plans. If you still need assistance after viewing, please do not hesitate to email the ACC.

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!