

Community Policies and Violations

The Board of Directors received a concern from neighbors that Towne Properties and the Board of Directors are unfair with fines and not consistent. Complaints about landscaping, trash cans left out, color changes to doors and shutters have been brought to our attention a few times this year. Board Members are instructed to uphold the rules in the Declaration and the Lehner Woods Handbook. We cannot control what changes, both authorized and unauthorized, homeowners have made in the past. It doesn't matter what one homeowner had approved in the past and it doesn't matter who is requesting the change. Our job is to base our authorizations and violations on what is happening currently. This may sound unfair, but this is the guide for the Board of Directors. Going forward, the Board of Directors has requested Towne Properties start looking closely at homes including the front landscaping and limited common areas around the homes. Towne Properties will continue to look for any new unauthorized changes and violations including but not limited to:

- Mold on homes/garages.
- Overgrown landscaping and weeds.
- Trees need to be trimmed and if removed they must be replaced according to the tree replacement guidelines. Any trees missing, the homeowner will be notified to replace.
- Contractor Signs - The Board previously agreed to allow signs in the landscaping for a short period of time, but residents continue to place them in the grass which interferes with mowing. For this reason, contractor signs are no longer authorized.
- No mow signs and obstacles that interfere with mowing and trimming.
- Trash cans must be put away Wednesday evening unless the holiday pushes pickup to Thursday.
- Porches and patios kept trash free. Remember bikes and toys cannot be stored on porches.
- Inoperable or unlicensed vehicles are considered a violation.
- Any new home improvement such as changes to landscaping, patio, roofs, door/shutters, etc. that were completed without prior written approval is a violation. Planting flowers in your current landscape does not require approval.

The Board of Directors would like the concerned neighbors that pointed some of these violations out to contact us with some of the addresses they noticed. The exception would be to any past hardscape (landscape/patio) changes that were made prior to January 2024. We want to make sure we don't miss anything. This can be through Towne Properties or the Suggestion Box. The Board of Directors is taking the complaints seriously and will do our best to track and enforce the above for all homeowners.

All exterior modifications such as patios, pathways/sidewalks, painting shutters/doors, window upgrades, and roofs must have an approved modification request. Any landscaping changes such as hardscapes, shrubs or tree replacements must also have an exterior modification approval prior to making changes. Any new exterior modifications completed without an approved request will be subject to fines and possible removal of the changes.