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# WOODLAWN PHASE II & III

## OWNERS ASSOCIATION

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May 9, 2022

Dear Homeowner,

In effort to maintain and preserve property values, the Board of Directors has elected to increase the enforcement of covenant violations.

Effective May 23<sup>rd</sup>, Landmark will increase neighborhood patrols. All violations will be enforced, with the most common violations being trashcans, curbside parking, parking in the yard and or sidewalk (including across the driveway), and lawn maintenance.

The following are some example violations:

- **Trash/Garbage Containers must be kept out of view from the street (with exception of trash day/night before trash day)**
  - Options would include keeping your containers in your garage, screened area on side of house, or in your fenced in backyard
- **No permanent/long-term parking on streets is allowed.**
- **Parking in yards (which includes sidewalks) strictly prohibited**
  - **This includes over the sidewalk/right-of-way and blocking the sidewalk in driveways**

Please be attentive to this enforcement effort, as we are striving to provide the best possible homeowner experience.

Sincerely,  
Ed McManus  
Landmark Community Manager

## HOA Woodlawn Phase 2/3 Violation Notification

The board adopts the following Violation Structure pursuant to its power under 4.7 in the Bylaws.

- 1<sup>st</sup> violation 1<sup>st</sup> visit warning – no fine**
- 2<sup>nd</sup> violation 2<sup>nd</sup> visit warning – no fine**
- 3<sup>rd</sup> violation 3<sup>rd</sup> visit fine issued (\$25)**
- 4<sup>th</sup> violation 4<sup>th</sup> visit continual fine issued per visit by management company (\$25) and lien on property**

## NOTICE OF VIOLATION FOR WOODLAWN PHASE 2 / 3

Date of Notice

Property Address

	Violation				Comment
( ) Copy to owner	( ) 1 <sup>st</sup>	( ) 2 <sup>nd</sup>	( ) 3 <sup>rd</sup>	( ) 4 <sup>th</sup>	

The above describe property is noted to have the following conditions in violation of the Woodlawn Phase 2/3 covenants. (See woodlawnfairhope.com)

**You are required to correct the stated infraction within the time specified above.**

**After the 3<sup>rd</sup> violation a fine will be issued**

**After the 4<sup>th</sup> violation a fine will be issued daily and a lien on the violator’s property**

- Vehicle on lawn, street, or other prohibited areas – **Refer to 7.10 in Covenants**
- Excessive oil, fluids, or chemicals dripping/spilling on street/driveway – **Refer to 7.10 (f)**
- Landscaping not maintained (weeds, overgrowth) – **Refer to 7.05 (L)**
- Need to remove newspapers, garbage can and or garbage from yard, curb, or walkways  
**Refer to 5.01, 5.02 & 7.07 in Covenants**
- Remove signs or advertisements - **Refer to 7.03 in Covenants**
- Unauthorized vehicle parked (RV, boat, etc.)- **Refer to 7.10 in Covenants**
- Failure to gain approval from the architectural control committee / Villages at Woodlawn HOA board for any improvements or landscaping per CCRs - **Refer to 6.01 & 6.02 in Covenants**
- Other violations of covenants as determined by the HOA Board - **Refer to 9.02 in Covenants**

1. An owner will have 48 hours after 1<sup>st</sup> notice to cure a violation, unless otherwise indicated above. Some violations, by their nature, do not exist for more than 48 hours, for those violations, notice of violation will be given and subsequent violations of the same kind occurring after 48 hours shall be considered a continuation of the violation and shall be subject to fine. For example, an owner who allows their pet to wander off leash will be given notice of violation. If they allow their pet to wander off leash more than 48 hours after notice, they will be fined each time the pet is found off leash.
2. This notice letter will be sent to the homeowner stating a) the alleged violation and 2) the amount of fine to be imposed if the violation is not cured within the time prescribed (if applicable).
3. If the violation is not cured within the allotted time (if applicable), any applicable fines shall be assessed.
4. Rights for Protest/Appeal: Homeowner may protest the assessed fine within seven (7) calendar days from the date the fine is assessed by providing written notice to the Board of Directors or Management Company.
5. Any fines that remain unpaid after the time for appeal has expired will become a lien against the Owner's property and legal action may result. The homeowner shall be responsible for all fines, accrued late charges, and/or legal fees or costs that may be incurred.
6. Certain applicable violations not corrected will be cured by the HOA and billed to homeowner. For example, oil stains, high grass, garbage in yard, etc. The HOA will bid and hire a company to take care of the violation (if applicable).
7. The severity of certain applicable violations will be decided and voted on by the HOA. For example, the size of oil stains that would be suitable for a violation. A 1-inch oil stain would be treated differently as compared to a 3-foot oil stain.