

Beacon Hill Community Association

PROPERTY MAINTENANCE GUIDELINES

For your quick reference, we've summarized below some good property management guidelines with respect to lawn, landscape, and yard maintenance expected in Beacon Hill; and the procedures the Design Review and Covenants Committee follow to ensure compliance. We appreciate your taking a moment to review this information. The full Community Codes and other governing documents are available in the Community Library at www.beacon-hill.us (Sign-in required.)

SUMMARY – Grounds and Yard Maintenance Responsibilities

- **Turf Management:**
 - Engage in an annual maintenance program to promote healthy turf, control crab grass and prevent weeds.
 - Seasonal mowing every 7-14 days to maintain turf height on lawn, drainage swale, and road shoulder.
 - Maintain the drainage swale on your property free of accumulated leaves and debris.

- **Landscape Management**
 - Maintain landscaping and yard as often as necessary to consistently present a healthy, neat and orderly appearance free from disease, pests, weeds, overgrown shrubs, and litter.
 - Replace with similar kind - failed trees and shrubs that are required on your Lot by Code 2, Design Guidelines.
 - BHCA approval/application process not required unless replacement landscaping deviates from the original design location.
 - Screen with masses of plantings any Play or Sport System(s) to soften the visual impact of the system(s) from public view throughout the year.

- **Yard Management**
 - Trash bins may be placed curbside at dusk the evening before pick-up.
 - Use as many bins as necessary to wildlife-proof your trash and prevent it from becoming a food source and litter issue.
 - Remove bin(s) from curb promptly on the day of service.
 - Make alternative arrangements to remove bin(s) during absences.
 - Bins may not be stored on your driveway.
 - Remove newspapers from curb daily---make alternative arrangements during absences.
 - Keep your driveway entrance pier lamp(s) in working order and turned on to burn daily dusk to dawn. Adjust your photo cell if your light(s) burn during daylight hours.

- Keep your mailbox system maintained in good order and consistent with Code 2, Design Guidelines.
- Black mesh may be wrapped around individual plants for the purpose of deer protection and as consistent with Code 2, Design Guidelines.
- Remind vendors working on your property that advertisement signs shall not be displayed on your property.
- Ensure timely exterior maintenance is performed as necessary to your home and improvements (such as decks, fence, and gazebo), and that your property exhibits a well maintained appearance.

COVENANTS COMPLIANCE PROCEDURES

A periodic Code Compliance inspection is routinely conducted in the neighborhood. When violations of any of the property maintenance standards or covenants are noted, a friendly notice is sent to the property owner advising them of the issue.

The Design Review and Covenants Committee works with homeowners in a helpful, positive manner to resolve covenants violation issues. If, however, a violation is not corrected after friendly reminders, it is the Committee's responsibility to take action in accordance with Community Code 3, Procedures for Processing Alleged Violations of the Governing Documents of the Association and Code 4, Violation Charges. These documents are available in the Community Library at www.beacon-hill.us. The procedures include a due process hearing and may result in a violation charge collectible against the homeowner, in accordance with Code 4 and the Virginia Property Owners Act.

If You Receive a Notice of Violation

Please take prompt action to correct the violation. If you have questions, or if you are working toward correcting the violation but need additional time due to special circumstances, please contact Kate Hartnett, the community managing agent, at amgroup2@msn.com. Do not assume that a covenants violation is acceptable should you observe an issue at a neighbor's property.

Your understanding, cooperation and compliance are appreciated. Beacon Hill is a million dollar community – let's keep it that way!

Thank you.

Beacon Hill Design Review and Covenants Committee
Beacon Hill Grounds Committee