CENTRAL PARK HOME OWNERS ASSOCIATION #1

August 2014

This letter is a result of numerous complaints from homeowners in regards to the condition of our subdivision. Please read and take care of any violations that may be present at your home.

**ASSOCIATION BOARD OF DIRECTORS:**

Ralph Clifton- President rwclifton@comcast.net

Mike Neumann- Vice President: M.d.neumann@att.net

Craig Chismar- Secretary:clchismar@msn.com

Mark Vacca- Treasurer hjmtv@comcast.net

Patti Najduk- Project Coordinator: pnajduk1@yahoo.com

**Website:** centralparkphase1hoa.weebly.com

**ADDRESS**: Central Park HOA#1 at P.O. Box 87844, Canton, Mi. 48187-0844.

**TELEPHONE/VOICEMAIL:** #734-480-3938

**POOL TELEPHONE**: #734-480-4966 (Lost/New Access Cards are $25.00)

To view the BI-LAWS AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS please visit our website @ http://centralparkphase1hoa.weebly.com/

The purpose of this letter is to inform every homeowner that letters will be sent to individual homes in the near future regarding violations that will need to be addressed and corrected in order to maintain the appearance and property values of our homes in this subdivision. Failure to conform will result in fines levied and possible LEINS on individual homes.

ALL HOMEOWNERS MUST FOLLOW THE RULES, CONDITIONS AND RESTRICTIONS IN THE DECLARATION OF COVENANTS.

BUYING A HOME IN CENTAL PARK ESTATES #1 IS BUYING INTO THE SET COVENANTS AND RESTRICTIONS SET IN PLACE ON 01/14/2000.

Central Park Estates Subdivision #1 Declaration of Covenants, Conditions and Restrictions set forth on January 14, 2000 and recorded by Wayne County Register of Deeds, Forest E. Youngblood states in:

Section 5.05 (i) states that the Association shall determine that the appearance of a Lot, or a portion thereof, significantly detracts from the appearance and attractiveness of the remainder of the Subdivision or otherwise constitutes a violation of the restrictions or conditions in the Declaration. Such determination SHALL be made by the Association’s Board of Directors.

**ARCHITECTURAL CONTROL**

It is understood and agreed that the purpose of architectural controls is to promote an attractive, harmonious residential development having continuing appeal. (Article VII section 7.01)

The Association shall determine that the appearance of a Lot, or a portion thereof, significantly detracts from the appearance and attractiveness of the remainder of the Subdivision or other otherwise constitutes a violation of the restrictions set forth in Article VI. Such Determination shall be made by the Association’s Board of Directors. (Section 5.05 i)

It is this Association Board’s duty to protect community harmony and home property values by providing guidelines and a procedure for addressing conditions that disrupt that harmony.

1. Written notice will specify the nature of the unsatisfactory condition and the actions required to remedy the unsatisfactory condition, shall be delivered to the Owner of the offending Lot. (Sect.5.05ii)

2. The Owner shall have a period of not less than 30 days from the date said Owner receives the reference notice to commence the required work. (Sect 5.05iii)

3. If the Owner has not commenced the required work within the 30 days period or, if having commenced such work, it is not completed within a reasonable time after commencement, the Association SHALL have the right to enter upon the Owners property, complete the required work and assess the cost against the lot. (Cost will not exceed the reasonable cost for performing such work). (Sect 5.05 iv)

4. CPHOA#1 Board of Directors will levy an annual fine of $1,500 against each property not in compliance where the Association did not enter upon the property to fix said violations. This fine of $1,500 will compound yearly with additional $1,500 added on the anniversary date of the violation notification.

5. Any assessment levied shall be due and payable 30 days from the date the Owner receives a statement. Any assessment not paid when due shall be deemed delinquent. Delinquent assessments will result in property Liens. (Sect 5.05v) or turning the past due invoice over to a collection agency.

Architectural Violations

* Grass over 6 inches in height and or in poor condition (dead, bare, weeds)
* Excessive or overgrown weeds
* Flower beds that need weeding and/or mulch
* Dead bushes/Dead Trees
* Boulevard trees with branches lower than 7 feet (Twp Ordinance also)
* Boulevard trees with excessive weeds around the base.
* Overgrown bushes
* Improper storage of trash cans, yard bags, landscape supplies, etc.
* Broken windows
* Holiday decorations on display out of season
* Peeling Paint on exterior trim
* Paint colors that do not comply with original Pulte neutral color schemes.
* Siding, shutters, roofing that is missing
* Other items that visibly detract from the appearance of the subdivision.

Central Park Homeowners Association #1 Board of Directors are striving to maintain the highest standard for the overall look of Central Park #1 in order to ensure all property values remain strong and appealing. This subdivision is approaching the 15 year mark very soon and it is one of the most appealing family subdivisions in the entire Canton Twp area. Help us maintain this high quality standard by maintaining the overall look of your home and its curb appeal.

REMINDERS:

* CPHOA#1 will NOT be responsible for any color damage caused by the new well water system in place throughout our subdivision. Any iron or rust color damage caused by the hard-mineral well water to landscaping, sidewalks, driveways, etc. is the responsibility of the homeowner. Homeowners on Central Park Drive with partial community well zones will be afforded free sprinkler cap-off if requested.
* SPEED LIMIT is 25mph. Please be cognizant of your speed at all times.
* Trash, garbage and other waste shall be properly kept in closed, sanitary containers and must be properly concealed when stored outdoors. It shall not be objectionable to neighboring property owners.(Section 6.16)
* DUES REMINDER: Central Park HOA dues are $545 dollars due by January 31st.  A late fee of $25 dollars will be assessed for dues not paid by this date.  Note: Dues are in line with surrounding subdivisions and include pool, tennis court & parks upkeep and maintenance. Landscaping, snow removal and road intersection salt contracts also included.
* Please keep all leaves and debris clear of street storm drains near your home to allow proper drainage of rain water and melting snow. It will help to prevent basement flooding and maintain proper street drainage.

Regards,

Clifton, Neumann, Chismar, Vacca and Najduk

Board of Directors

Central Park Home Owners Association #1.

August 2014