

January 2018 Property Manager Report

Good afternoon, as we begin 2018 I will be reviewing some of the basic covenants and guidelines that may be familiar to many but may be new to others. I will also be covering much of what's new and exciting at Britton Falls.

Architectural Reviews

Thinking about making some changes to the exterior of your home or yard, please remember that you must first submit your project to the HOA for approval. Architectural Review forms are available at the Chateau Front Desk or on the Portal under the Documents tab. Completed forms are returned to me for processing.

No exterior alteration, renovation, or addition shall be allowed on any single-family home unless application to and written approval has first been received from the Reviewing Entity.

The architectural design of any and all additions, alterations, and renovations to the exterior of any existing single-family home shall strictly conform to the design of the original home in style, detailing, materials.

Some of the more requested items include: storm doors, additional landscaping or trees, drive way extensions, and privacy panels.

Did you Know?

Bird or Squirrel houses and feeders are limited to one and must be in the private area of each home. Installation of dwellings or feeders on perimeter walls, wrought iron fences and under/on house eaves is not allowed. Multiple bird dwellings, e.g. bird coops are not allowed. No bird or squirrel house or feeder shall exceed the roof eave of the home in height.

Pet Information

Fishers City Codes Section 91 states as follows relating to the care and restraint of pets:

§ 91.02 RESTRAINT OF ANIMALS

(A) It shall be unlawful for any owner of any dog or cat to allow such dog or cat to run at large, whether wearing a collar and tag or not, within the incorporated or unincorporated areas within the town. Any and all such dogs found running at large, whether wearing a collar and tag or not,

shall be immediately impounded by officers of the animal control unit or any police officer. The officers may pursue the animal onto private property to effect capture of such animal.

(B) The owner of the animal can be issued a summons into court for that town ordinance violation.

(C) It shall be the duty of every owner of any animal to exercise reasonable care and take all necessary steps and precautions to protect other people, property, and animals from injuries or damage which might result from the animal's behavior. If the owner of any animal is a minor, the parent or guardian of such minor shall be jointly responsible for the minor's violation of this chapter.

D) It shall be the duty of every owner of any dog to ensure that the dog is kept under restraint and that reasonable care and precautions are taken to prevent the dog from leaving the real property limits of its owner and ensure that it is:

(1) Securely and humanely enclosed within a house, building, fence, pen or other enclosure out of which it cannot climb, dig, jump, or otherwise escape on its own volition; and that such enclosure is securely locked at any time the animal is left unattended.

(2) Securely and humanely restrained by chain, cable or trolley, or other tether of sufficient strength to prevent escape.

(3) On a leash and under the control of a competent person; or off a leash and obedient to that person's command and that person is present with the animal any time it is not restrained as provided for in division (D)(1) or (2) of this section while on the owner's property.

§ 91.13 ANIMAL WASTE.

The owner of every animal shall be responsible for the removal of any feces deposited by his or her animal on public property, public walks, public parks, beaches, recreation areas or private property of others. Owners of service dogs may be exempted from this section.

Upcoming Reviews

1. Landscaping and yard ornaments
2. Solicitation
3. Pool rules and regulations(including Grandkids hours)

Have a great weekend!

Thank you,

John Doehrman