

June, 2022

Dear Devaun Park Members,

This year, while FSR continues to monitor covenant compliance, the Covenant Committee, ARC and the Board of Aldermen, highlight selected informational guidelines and covenant compliance issues that have arisen within the community. We recognize that sometimes residents are unaware of, or may have forgotten covenants and restrictions, and we urge everyone to review them on the owner website.

**This letter addresses yard/lot appearance and items loosely described as “yard art”.**

As with our first letter pertaining to shielding issues, we will subsequently focus on specific individual compliance after first sending out this general alert notice.

If you have any questions about your property, please contact the ARC and/or Covenant Committee at the address posted below. As always, the Devaun Park Covenants and ARC Guidelines can be found on the community website at:

<http://devaunpark-dpca.com>

**Please note the following excerpts from DPCA documents:**

**1. Covenant Guidelines- 7.1:**

Each Owner will be responsible for maintaining his or its property in a neat, clean, and sanitary condition, and such responsibility will include the maintenance and care of all exterior surfaces of all Units, buildings, and other structures and all lawns, trees, shrubs, hedges, grass, and other landscaping.

No owner will (i) decorate, change, or otherwise alter the appearance of any portion of the exterior of a Unit, building or other structure, or the landscaping, grounds, or other improvements within his or its property unless such decoration, change, or alteration is first approved, in writing, by the ARC, as provided in this Proclamation, or (ii) do any work which, in the reasonable opinion of the the Board of Aldermen, would jeopardize the soundness and safety of the development, reduce the value thereof, or impair any easement or hereditament thereto without in every such case obtaining the written approval of the Board of Aldermen....

## **2. A Simple Guide for Devaun Park Homeowners from the Architectural Review Committee:**

### **Submit a Change Request prior to making minor or major changes including but not limited to:**

- \* installation of yard art, fountains, statues, topiaries, figurines, play equipment, doghouses or pole-mounted birdhouses
- \* addition of pavers, patio space or additional impermeable area
- \* installation of fences, trellises, arbors, privacy screens and pergolas
- \* installation of retaining walls, planter walls, etc
- \* Substantial addition to, changes to, or removal of landscaping
- \* removal of any plant or tree more than 10' in height
- \* all lots must have a minimum of 5 deciduous trees, (or 3 depending on lot size) if one of the 5 (or 3) trees is removed, it must be replaced -NOTE: Pulte lots require only 3.

### **Contact the ARC prior to making minor or major changes including but not limited to:**

- \* change of exterior paint color
- \* change to an existing porch such as screening an open porch or converting a porch to an enclosure
- \* addition of porch, deck, garden/storage shed
- \* addition of living space, bonus rooms, and second floor added over garage
- \* replacement of existing house elements such as changes or additions to doors, windows, fences, and walls
- \* installation of emergency generators
- \* change to the exterior structure of a home or garage

\* **Additionally note:**

\* Animal housing is subject to approval. This includes doghouses, and pole-mounted birdhouses if visible from the street.

\*Features such as fountains, statues, topiaries, figurines and anything else that can be considered “Yard Art” must be approved for materials and locations.

**3. Article 18:**

**Flags and Political Signs.** All flags and political signs displayed by an owner inconsistent with [18.1- ’47F-3-121 American and state flags and political sign displays.” of North Carolina General Statute Chapter “47F. North Carolina Planned Community Act.”] ...may be subject to removal by the Association upon 24 hours notice to the property owner in addition to any other remedies provided for by the Proclamation and Association By-Laws.

**Additional Rules.** Pursuant to Article 12, “Rule Making” the Board of Aldermen may adopt additional rules regarding the appropriate display of flags and signs provided such rules do not conflict with 18-1 (above).

Sincerely,

The DPCA