

SPRINGBROOK HILLS HOMEOWNERS ASSOCIATION

P.O. Box 366
DeWitt, MI 48820

_____, 20__ at _____ am/pm

Springbrook Hills Homeowners Association Member

Re: Declaration of Restrictions Requirement for Trash Receptacles, Clotheslines, Vegetable Gardens and Above Ground Pools in excess of 50 sq. ft.

Dear Property Owner:

In accordance with the Declaration of Restrictions, recorded beginning in October 1994 (Springbrook Hills) and beginning in July 1998 (Springbrook Hills East) for each development phase and subsequent Supplementary additions to the Restrictions, homeowners shall adhere to the following regarding on-site storage or placement of various items:

“Section 5. RULES AND REGULATIONS. All Lots are subject to the following rules and regulations, which each owner covenants to obey:

Item (h) –The following shall be prohibited within the Development:

- (3) Outdoor receptacles for ashes, garbage or refuse
- (6) Outdoor clotheslines
- (7) Vegetable gardens in the front or side yards
- (9) Swimming or wading pools with a water surface of more than 50 square feet unless the proposed water level is below the average elevation of the ground around the pool.

A recent observation of your property by _____ Phone: _____ indicates that you appear to be in violation of the above restriction, Item (h) _____. We ask that you please remove the item in violation by _____. Trash receptacles must be stored inside garages. Please contact the above noted individual to further discuss this matter and your intent on resolving.

The Architectural Control Committee is charged with identifying violations of the declaration of restrictions/covenants and submitting violations to the board of directors for appropriate action. Association members when purchasing their home agreed to abide by the Covenants and Restrictions put in place by the developer during the formation of the development. While some of the restrictions are more easily enforced (no property fences (except for pools) or no outdoor storage sheds), there are a few that are not as easily enforced. The most notable restrictions that are hard to enforce are:

- Trailers of any kind parked in driveways for more than 72 hours in one week
- Garbage receptacles stored outside

The reason these restrictions are more challenging to enforce is because they require a significant amount of time to routinely drive each street to look for violations. After years of debate on how to enforce these restrictions, it has been decided to enforce a \$20 processing fee for violators of these restrictions after one (1) violation warning has been provided to the homeowner. **This document serves as your first violation notice.** If you have further questions or need additional assistance, please contact any member of the Architectural Control Committee as listed on the website www.springbrook-hills.com.

Sincerely,
Architectural Control Committee Members
Rick Lazarus, Chair
Bill Kimble
Jordan Burnie