

## An Explanation of Violation Notices and Current Parking Issues

Dear Devaun Park Members,

The DP Covenant Compliance Committee (CCC) recognizes and welcomes that many new owners/residents have become a part of our HOA. As we are charged with the task of identifying and reporting violations of community covenants and Architectural Review Committee (ARC) guidelines, we ask that you make certain to *read our covenants and guidelines, and familiarize yourselves with them*. They may be found in materials that you may have already received, or you can find them on our DPCA owner website at:

<http://devaunpark-dpca.com>

Sometimes residents are unaware of, or may have forgotten covenants and guidelines. As in earlier CCC community notices, we urge everyone to review them before adding to, subtracting from, modifying, or affecting the exterior appearance of homes, structures and lots. If violations are noted, the CCC reports its findings to the DP management company, FSR, who, with the approval of the BOA, notifies owners.

In short- If you are considering making changes to your “outside” property, please contact the CCC and/or ARC before purchasing any items or starting any project. Ultimately, approval is needed for changes and variances. Note that fines may be assessed for unapproved work or failure to comply with notices.

DP Parking:

As build-out continues throughout the community, parking is becoming more of a focus for us all. With that in mind, please take time to familiarize yourself with the Covenant p.12, section 3.18, which outlines parking details for all homeowners.

Proclamation Article 3, Section 18

> 3.18 Motor Vehicles, Trailers, Boats, Etc. Each Owner will provide for parking of automobiles off the streets and roads within the Development. There will be no storage outside of the garage, carport, or any accessory building permitted under Section 3.1(a) nor will there be parking upon any portion of the Development of any mobile home, trailer (either with or without wheels), motor home, tractor, truck (other than pickup trucks), commercial vehicles of any type, camper, motorized camper or trailer, boat or other watercraft, boat trailer, motorcycle, motorized bicycle, motorized

go-cart, or any other related forms of transportation devices, except in a garage, carport, or accessory building. Any permitted parking of a mobile or motor home will not be construed as to permit any person to occupy such mobile or motor home, which is strictly prohibited. Furthermore, although not expressly prohibited hereby, the Board of Aldermen may at any time prohibit or write specific restrictions with respect to the operating of mobile homes, motor homes, campers, trailers of any kind, motorcycles, motorized bicycles, motorized go-carts, all terrain vehicles (ATVs), and other vehicles, or any of them, upon any portion of the Development if in the opinion of the Board of Aldermen such prohibition or restriction will be in the best interests of the Development. Such policies may change from time to time with changing technology. The storage of any such vehicles within a garage will be permitted, even if operating the same is prohibited. No Owners or other Occupants of any portion of the Development will repair or restore any vehicle of any kind upon or within a property subject to this Proclamation except (a) within enclosed garages, or (b) for emergency repairs, and then only to the extent necessary to enable the movement thereof to a proper repair facility.

Contact the CCC, or ARC, if you have any questions.

Sincerely,

Carl Evanoff, Chair

DP Covenant Compliance Committee

[dp.ccc@yahoo.com](mailto:dp.ccc@yahoo.com)

N.B.- Since the ARC is a pivotal component in CCC violation process, we are including this previously distributed ARC guide about its purpose, procedures, and guideline issues commensurate to DP covenants: The separate building guidelines also carry over to apply to all community lots and homesites.

These and the DP Covenants are the basis for our violation notices.

## “A Simple Guide for Devaun Park Homeowners from the Architectural Review Committee”

*Why the ARC?* The ARC committee is tasked with ensuring continuity of the classically historic Southern architectural features, details and streetscapes as this neighborhood was originally designed. These are the very details that drew us all to Devaun Park and make our community unique. ARC members are your neighbors who volunteer to serve the community in this capacity.

While the DP guidelines are often very specific, the guidelines also acknowledge that providing consistency with the visual themes, image and the harmony in Devaun Park may require decisions based purely on aesthetic considerations. The guidelines address that a variance granted for any particular situation does not imply that a variance will be granted for a similar situation at another home site. The committee is unable to address the reasons for past variances and is forward-thinking in reviewing Change Requests on a case-by-case basis. It is with this directive that the ARC desires to serve our community well.

Some basic guidelines:

Natural areas and planting beds are to be covered with brown or black bark mulch or pine straw. Gravel, rock or shell are not to be used as lawn or mulch bed.

Fences must be approved.

All utilities must be screened including HVAC units, propane tanks, emergency generators, trash & recyclable containers.

Driveway reflectors or reflectors of any kind are prohibited.

House numbers (4"-6") must be placed on the entry door post or header to be visible from the street.

Mailbox color and design requirements are on the Association's website.

Flags & Political Signs are governed by the Proclamation, Article 18.

*What if I want to add or change something in my yard?* 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

*What if I want to add or change something about my house?* 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  
changes to the exterior structure of a home or garage

*Where can I access the guidelines?* [www.devaunpark-dpca.com](http://www.devaunpark-dpca.com)

*How do I request a change?* Consult the guidelines, Complete Form G and submit per the Submission Instructions at Guidelines Part 3.

*What if I disagree with an ARC decision?* A written appeal may be presented to the Devaun Park BOA.