

Belden Woods Estates

September 23, 2017

Dear Homeowners,

Attached are the minutes from our annual HOA meeting held on May 6th. Thanks to all of you who attended the meeting. We had a good meeting and a great cookout. Sorry that many of you could not attend. If there are meeting times or timeframes that would work better for you, the Board is open to suggestions.

We've had some neighbors raise concerns about compliance with some of our covenants and restrictions. While it is the Board and Architectural Committee's responsibility to address these concerns, all of us have an obligation to comply with the covenants and restrictions to which we agreed to when we purchased our homes or property here in Belden Woods. With that said, here are some reminders. You can find a complete copy of the neighborhood covenants and restrictions online at our website, www.beldenwoods.com.

Article III, Section 2 – no open or exposed storage of any lawn or garden equipment, including junk and/or abandoned items of personal property, shall be maintained on any lot:

- Lawn and garden equipment, including ladders, rakes, shovels, hoses, wheel barrows, mowers, trimmers, and blowers should be stored appropriately when not being used.

Article III, Section 2 – no trash or refuse, including leaves shall be burned in the open or in an incinerator:

- No outside open burning is permitted.
- Open burning is defined as any outdoor fire that that does not burn within a container equipped with a chimney or stack.

Article III, Section 3 – no trees or other natural vegetation measuring ten (10) inches in diameter or greater at one foot above ground level may be removed without prior written approval:

- This applies to healthy trees, and approval would come from the Architectural Committee.
- Dead or damaged trees or any threatening to fall on your home or personal property do not require any approval to be removed.

Article III, Section 3 – **All lots shall at all times be maintained in such manner as to prevent their becoming unsightly**, specifically:

- Home and lot owners should be cognizant of safety and fire control issues if excessive brush, and downed trees accumulate on their lot and should make efforts to remove excess brush from their lot if this occurs.
- **REMINDER** for Roanoke County residents: Roanoke County has bulk and brush pick-up every other week on your usual garbage collection day. Bulk includes items such as furniture, appliances, mattresses, box springs, water heaters, extra bags, boxes, etc. Brush is a large pile of tree cuttings, shrubbery clippings, or other loose yard waste (not leaves). You can find the schedule for this on our Belden Woods website, and the Roanoke County website.

- Garbage cans should be kept either in the garage or stored out of sight. Preferably stored inside especially during warm months so as not to attract bears. Bears are being seen more and more in the neighborhood. They are close to homes because they are drawn here by outside storage of garbage. Please keep your garbage cans inside.
- All areas on lots cleared for construction should be maintained including removal of leaves, keeping grassy areas mowed (grass should not exceed a maximum of 5 inches), shrubbery trimmed, clearing of downed trees and limbs.
- Driveways and parking areas should be adequately maintained with suitable materials, i.e. gravel, asphalt, concrete, pavers, or stone. If you have decided to use part of your yard as a parking area, please cover it with materials suitable for a driveway/parking area.
- Areas within the areas cleared for construction that are subject to erosion should be stabilized from further erosion using plantings and mulch, or retaining wall.
- Drainage pipes under driveways should be cleared of debris to ensure proper water runoff during heavy rain and help to minimize erosion to roadways. We are fortunate to have state maintained neighborhood roads, but much of our tax dollars that are used for that purpose are literally washed away when the drainage pipes under our driveways are blocked either because they are crushed or because of leaves, dirt, gravel, or other debris. The water during heavy storms just finds the alternative path out of the ditches and over time erodes the road edges.

We appreciate your cooperation and understanding as we work to represent all homeowners' best interests.

Sincerely,

Belden Woods HOA, Board of Directors