



2020 ANNUAL HOMEOWNERS ASSOCIATION MEETING

AGENDA

Welcome

Finance Report

Old Business

- River Rock Project

New Business

Discussion

- Community Events for 2021
- Landscaping Decorating Committee
- Declaration of Protective Covenants for Bridge Creek Reserve
 - 2020 Complaints

Open Position Nominations - Secretary

Declaration of Protective Covenants for Bridge Creek Reserve

"It is intended that the subdivision development will be a residential community of high esteem and quality homes in a delightful environment. The concept of Bridge Creek Reserve Subdivision is to provide harmony of architectural standards, but not absolute conformity."

Section 4.A. It shall be the responsibility of each Lot owner to prevent the development of any unclean, unsightly or unkept conditions of building or grounds on such Lot which shall tend to decrease the beauty of the specific area or of the neighborhood as a whole.

2020 TOP OBSERVATIONS/COMPLAINTS

4-I-1	VEHICLE PARKING Vehicle parking on the street in front of houses shall be limited to temporary parking (48 hours) when all parking spaces (garage/driveway) have been utilized. Temporary parking which blocks or hinders homeowners from exiting their property is prohibited. Vehicle parking in non-paved areas shall not be permitted in any event. When a vehicle is parked in violation of this regulation the BCR HOA will place a warning notice directly on the vehicle and send the owner a warning letter. The vehicle which has received a notice of violation will fined \$25.00 without warning if it is ever again parked in violation of the BCR HOA parking guidelines.
2-E-7	SIGNS No sign of any kind shall be displayed to the public view on any parcel except four (4) professional signs of not more than four square feet to advertise the property for sale or rent, or a service rendered, or a builder to advertise the property during the construction or sales period. No signs are to be nailed to any trees. All builder's and contractor's signs must be removed from the Lot within 30 days after the house has been sold.

4-C	<p>GARBAGE BINS</p> <p>No trash or other refuse shall be dumped, stored or accumulated on any Lot. The owner of each Lot shall contract with the proper authorized agent in Autauga County for the collection of trash, refuse and garbage. Garbage bins may be put out the evening before trash pickup and will be removed from curbside the day of pickup. Trash cans must be kept inside the garage or at the rear or side of dwellings when possible. <u>Garbage bins must be at all times screened from view of the street by appropriate landscaping or fencing.</u></p>
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4.B.2-4	<p>WEEDS/LANDSCAPE TRIMMING/LANDSCAPE CLIPPINGS</p> <p>4.B.2 Weeds: At no time should a lawn area or flower beds be more than 20% weeds. Residents must take care to either pull weeds by hand, apply chemical treatments or hire a professional lawn service to reduce their lawn area of weed coverage.</p> <p>4.B.3. Landscape Trimming: Landscape shrubbery and trees will be neatly trimmed so as to be visually appealing, symmetrical and proportionate to the property. Shrubby shall be kept trimmed such that it covers no more than 50% of windows or its equivalent height at any given time. Dead foliage will be removed from the residences according to the rules outlined below in section 4-B-4.</p> <p>4.B.4. Landscape Clipping/Waste: Landscape clippings & waste will be placed in bags where appropriate, at the curbside no earlier than the evening before the scheduled pickup day (currently Friday). Dumping grass clippings, leaves and other debris; petroleum products; fertilizers; or hazardous or toxic substances in any drainage ditch, sewer, or elsewhere is prohibited.</p>
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