

**BIRCHWOOD LAKES COMMUNITY ASSOCIATION**  
**Changes to the Rules & Regulations**  
**Effective February 9, 2019.**

**INTRODUCTION**

The following procedure has been adopted by the BLCA Board of Directors to inform our members in advance that a new or revised rule is being considered and to give them the opportunity to send their comments and/or suggestions to the Board before this document is finalized and implemented.

*(New effective 5/11/12), amended 2/9/19*

1. The Board of Directors will review recommendations from the Governing Documents Committee to adopt a new rule or revise a current rule.
2. If in agreement with the recommendation, the Board by a majority vote of those Directors present will send the proposed rule (new or revised) to the membership for their information and comment. If not in agreement, the document will be returned to the committee for further discussion. Members shall be notified of any proposed rule changes, notification method choosing one or more of the following communication methods; letter, electronic, newsletter posting, as deemed appropriate by the Board. Member comment period shall be 20 days for review.
3. After reviewing member input/comments, the Board of Directors shall vote to approve the proposed rule by a majority vote of the Directors present or to send it back to committee for further discussion. The Board shall take into account all feedback, but is not obligated to change the original document under consideration.
4. All new or revised rules will be effective immediately after final approval by the Board.
5. Special Note: The Board may immediately implement a new or revised rule on a strict exception basis for all items considered to be a public health, public safety or other emergency issue.

**Untidy/Unsightly Properties**

**Section 98-50-12**

*(amended effective 10/11/13, 2/13/15, 9/11/18, 2/9/19)*

- A. Members shall maintain their lot in a neat, clean and orderly condition. \*Examples of violations include but are not limited to: any item in significant disrepair; overgrown grass/weeds on the lot; storage of discarded items such as household furnishings, appliances, motor vehicles and vehicle parts, etc.; bulk items as defined as Garbage-Solid Waste Disposal namely garbage, rubbish, trash, litter, construction debris, tires, yard waste; visible storage of excessive and/or broken home maintenance equipment, building materials, etc.; broken lawn furniture or furniture intended for indoor use.

If, in the opinion of BLCA Public Safety and Administration, the lot is untidy or unmaintained, a written warning shall be sent to the member allowing thirty (30) days, ten (10) days for overgrown grass/weeds, to comply, after which a citation shall be issued if the condition is not corrected.

- B. If violation is not resolved within 30 days or 10 days for overgrown grass/weeds, fine will be \$50.00 each month for the first two months and the third month and thereafter it will be \$100.00 a month until resolved to the satisfaction of the Association.**

**Leaves**

**Section 98-50-14**

*(amended effective 4/14/15, 2/9/19)*

- A. Raking, blowing or otherwise depositing leaves and/or any other debris in the lakes, roadway, culvert or ditch areas is strictly prohibited.
- B. **The fine for violation of Section 98-50-14 shall be \$50.00.**