



# Adams Run Homeowners Association Architectural Control Committee

September 5, 2011

Dear Adams Run Neighbor,

As homeowners of Adams Run Subdivision we all chose to live in a deed-restricted neighborhood. At the time our subdivision was established in 1988 a set of covenants were put in place to protect your investment in property ownership. The very thing that attracted you to Adam's Run should compel you to maintain your property and comply with the guidelines established by the Covenants and enforced by the Architectural Control Committee (ACC). It is our goal to see a renewed commitment of compliance with the community standard. For the most part, our homeowners do a great job following these regulations. As a result, our community continues to be an attractive place to live.

At this time, we would like to highlight three common areas of non-compliance listed in order of frequency. The items listed are some of the first impressions that visitors to our neighborhood see. It is vital for this impression to be great especially during these uncertain economic times and through compliance we can help maintain property values and attract prospective buyers.

## **Mailboxes**

Since many of our posts are aging and being repaired or replaced, the (ACC) has decided to once again publish and inform the community of the approved guidelines. These guidelines have been published in past newsletters (most recently was in the January 2011 issue) and posted on our web site as well.

Our mailboxes are one of the first impressions that visitors to our neighborhood see. Having consistent size, shape and color creates a standard that contributes to the aesthetics of our community and creates a harmonious appearance. Our Covenants gave the ACC authority to oversee, establish and maintain the guidelines for the mail receptacles as outlined in Article III Section 8 "Delivery Receptacles and Property Markers". See page 2 – Mail Box Design.

## **Landscaping and Home Maintenance**

Each Homeowner's maintenance responsibilities are outlined in Article III Section 15 "Maintenance" and include maintaining landscaping by mowing lawns, trimming bushes, pruning trees, repairing and painting the external structure. These are some of the easiest ways to improve and uphold the overall appeal of our community. Your neighbors will appreciate it as well.

## **ACC Review and Approval of Plans**

The Adam's Run HOA board and ACC would like to remind residents to review our Covenants and obtain approval prior to starting any exterior projects around your home. This design review process serves two purposes: to establish and preserve a harmonious design for our community and to protect the value of our property. Article II Section 2 "Review and Approval of Plans" details this important procedure.

Under the Covenants, the ACC has the responsibility and the obligation to enforce compliance. As such, the Committee is dedicated to carrying out this responsibility using the process and authority as authorized by Article VII, under "Enforcement" in the Covenants. This was also confirmed by an attorney review of our covenants in April of this year.

The ACC and board is requesting that homeowners please take this time to correct items that are out of compliance as listed above or as described in our Covenants within 30 days of this letter.

If you are physically or financially unable to address item(s) please contact a board member and we will work with you as a community to assist where we can. Please contact an ACC member, Frank Salamone 864-329-0119 or Anil Dewan 914-450-6690.

We hope you understand and support the volunteer work of your Board and the Committee to maintain the appeal of our community by correcting violations. Your neighbors will greatly appreciate your efforts.

Architectural Control Committee



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## Mailbox Design

The mailbox system must meet the following requirements:

- The mailbox system consists of a post, mail box and newspaper holder
- The mailbox post including the top cap (part of the post) must be painted Sherwin Williams, SW3027, Driftwood Grey \*
- Top cap maybe square or pyramid (see picture)
- Numbers may be black (preferred) or gold
- The mailbox must be black metal with a red flag
- The post dimensions must be 6x6

\*The HOA has made the paint available for free. Contact Maria Miller @ **864-252-7469**

At the last board meeting some homeowners indicated the need to update our design color scheme. The ACC is open to this recommendation. Interested homeowners need to bring proposals to the ACC along with taking initiative to obtain a 75% vote of the community. Until then, let's please abide by the current guidelines.

Approved	Not Approved
 <b>Square Top</b> From our web-site (referenced on page 1)	 <b>Pink</b>
 <b>Black</b>	 <b>Black</b>
 <b>Pyramid Top</b>	 <b>Brass/Copper</b>
 Consistent size, shape and color contributes to the aesthetics of our community – first impressions	 <b>Brass/Copper after time tarnishes (patina)</b>



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