



## ROCK BRIDGE

July 3, 2024

Dear Rockbridge Homeowner:

Thank you for making Rockbridge your home! We are looking forward to getting to know all of our new homeowners, and to watching the neighborhood grow and thrive! There are a few housekeeping items that we wanted to bring to your attention to get you up to speed;

1. **Set up your Owner's Portal account!** This access allows you to pay your HOA dues online, submit ACC requests, notify us of maintenance issues that need attention, and grants you access to the community calendar. As your neighborhood grows, you will find this to be an invaluable tool. To set up your account, simply email us at [rockbridge@bealbcs.com](mailto:rockbridge@bealbcs.com) and request access. We will email you a link that will allow you to set up your password.
2. **Bookmark the HOA Website!** The Rockbridge website is located at [www.bealbcshoa.com](http://www.bealbcshoa.com). Click on the Rockbridge image and you are there! This website is where we will keep the important information for your neighborhood, including your Declarations, By-Laws, Board Meeting Minutes, etc.
3. **Mark Your Calendars!** We know it's early, but as a reminder your HOA dues are invoiced to your account on January 1<sup>st</sup> each year, and are due on January 1<sup>st</sup>. State Property Code stipulates that dues must be paid on time. We will send out a reminder in December.
4. **Keep It Clean!** Now that the first phase of Rockbridge is complete, we are ready to begin our enforcement of the CCR's (Covenants, Conditions and Restrictions). We will begin our regular drives through the property later this week and will begin issuing violation notices. Remember, your first and second violations are warnings, but your third violation of the same restriction, in any 6 month period, comes with a fine attached. Some important things to remember when it comes to violations;
  - a. **Do not panic if you receive a violation notice.** As mentioned above, the first and second notices are warnings, and provide you with the time frame you have to comply with the CCR that you are in violation of. However, the violations, even after cured, do stay on your homeowner record with us for 6 months. Subsequent violations of the same restriction do not require warnings. You may be fined at anytime during the 6 month period for another violation of the same restriction. The restrictions are in place to help ensure that you and your neighbors enjoy everything that Rockbridge has to offer while keeping your investment in your home safe and growing!



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### b. Top 5 most common violations;

- i. Trash cans left out too long/put out too early/not properly screened,
- ii. Lawn Maintenance grass not mowed/edged or flower beds overgrown with weeds and grass,
- iii. Unsightly articles – items left on your porch, driveway or in your yard that do not belong
- iv. Trailers/RV's –RV's, Trailers, Boats, may not be parked in your driveway or on the street longer than 24 hours (3 days for guests in an RV).
- v. Sheds/Pergolas/Patio Covers – Please remember that ANY structure, whether built or placed on your lot, **must be approved by the ACC (Architectural Control Committee)**. Placing a shed in an easement or setback on your property, without proper approval will result in you being forced to move the shed. The CCR's require that these items not be placed in utility easement or setback on either side of your property. An easy way to understand that is, if we stand in the street, in front of your home, we should not be able to see the structure. This approval requirement also includes building screens for your garbage cans (see below).

5. **Screen your garbage cans.** Garbage cans may not be placed on the curb prior to 6:00pm the day before pick up, and they must be removed by Noon the day of pick up. The restrictions also require that they be screened from view. They may not be placed or stored in your driveway or on your porch. They may not be stored on the side of your home (unless properly screened). The garbage cans may be inside your garage, or behind your fence. If you would like to build a garbage can screen, **you must submit the plans to the ACC prior to doing so.** Below are some guidelines to help you.

These are options that are acceptable:





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These are options that are NOT acceptable:



This option does not match the exterior finishes of the home.



This option does not provide adequate screening.



This option is considered a temporary structure and is not adequately constructed.

In addition to these options, you may also use landscaping to screen, provided the landscaping is well-maintained and of sufficient size to adequately screen the garbage cans.

We appreciate everyone's care and attention to helping us to make Rockbridge a great place to call home! Should you have any questions or concerns, please don't hesitate to contact us.

Thank you,

Lara Lewis

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