

Copperfield

HOMEOWNER'S ASSOCIATION

All Property Owners:

When you purchase property in a planned covenanted Community such as Copperfield, you automatically become a member of the Homeowner's Associations (HOA).

Restrictive Covenants are a legal document that lays out guidelines for the planned community and are recorded in the County records where the property is located. **Covenants are legally binding and compliance is a condition of owning property whether it be inhabited, vacant or inherited.**

The HOA and Covenants can be managed by an elected Board of Directors (BOD), normally residents, or outsourced to a Property Management Firm (PMF). Annual dues are mandatory and set according to cost of maintenance, improvements and other expenses. Communities that used a PMF typically pay much higher dues, therefore it is usually in the best interest of property owners to cooperate with a local BOD. Please keep in mind that enforcing the Covenants is a legal obligation and should not be taken personal.

Covenants Violations: When a monetary fine is not established, compliance is evaluated in a court of law where legal fees and judgements may be assessed and a lien filed on property to secure payment.

Most Frequent Violations and Complaints

- **Trailers** – Parked outside beyond allotted time limit (#1 complaint).
- **Approvals** – Failing to submit plan for a shed, building, alteration, fence, pool, etc. The ACC approval form & contact info is available at, <http://www.copperfieldonline.com/residents.html>
- **Speeding**. Limit is 30 mph on all streets.
- **Overnight Parking on Streets** - Prohibited
- **Trash Bins** – Stowed outside and litter caused by broken lids and non-bagged overflow
- **Grass Clippings** – Projected onto street and not swept up or blown back.
- **Lawn & Landscape Maintenance** – Grass length, sprinkling, pruning, edging and weeding.
- **Exterior Maintenance** – Faded and peeling paint, unrepaired damage and rust on structures.
- **Post Lamps** – Burnt out bulbs. A working post lamp is required.
- **Payments** – Annual dues not received by April 1, causing follow up and fines. The mailing address is always available at... www.copperfieldonline.com.
- **Not Cleaning Up After Pets** – Including on vacant lots.

Resolution Process: Although not required your HOA may mail or emailed one (1) courtesy notice of violation. If an acceptable response is not received or corrective action taken, the issue is given to HOA Attorney and further correspondence billed to property owner.

Please direct your questions, suggestions & concerns to president@copperfieldonline.com

View or join neighborhood communications on Facebook at "[COPPERFIELD HOA](#)"