

KIRKWOOD SOUTH: DEED RESTRICTIONS

Upon routine monthly inspection of the 807 homes in the subdivision, The Kirkwood Committee (KWS) has found numerous deed violations which must be addressed. Despite State mandated notifications via mail, homeowners are disregarding letters from Crest Management to correct the violations forcing KWS to take legal action. HOA quarterly meetings address the violations occurring in all sections of Kirkwood South.

This article will serve as notification to all homeowners of Kirkwood South to read all documents associated with the purchase of their home in this deed restricted subdivision. All documents can be found on the website www.kirkwoodsouth.org.

During drive-by inspections we are finding homeowners painting or modifying the exterior of their home without submitting an application. A Home Improvement and Modification Form must be approved prior to any exterior project(s) even if you are repainting with the same approved color. All exterior painting projects require selecting an earth tone shade. Unapproved color choices will require the homeowner to repaint his resident in order to maintain a harmonious color scheme in the subdivision. Any unapproved modifications may require the homeowner to remove the improvement(s) and/or changes from the property. We currently have legal action against homeowners who have not followed the deed restriction policies regarding exterior projects.

Further, lawns and landscape must be addressed on a weekly basis, trash cans and miscellaneous items must be stored out of sight from street view. Inoperable vehicles (no current inspection or license tag) must be removed or get current tags. Tree limbs cannot branch over sidewalks which might cause injury to those walking on the sidewalks.

Unlike other subdivisions, this homeowners association's mission is to strictly enforce the deed restrictions to maintain the area's real estate value and curb appeal and collect the yearly assessment fees which are due in January.

For the remainder of 2014 and during 2015, the Committee is committed to have homeowners correct all deed violations and pursue those repeat violators in court. Homeowners who have not paid their association fees have been referred to Attorney Mike Treece.

Homeowners in good standing are tired of neighbors ignoring the appearance of their property and the nonpayment of assessment fees!

Further, we are placing property owners leasing homes in our subdivision on notice to abide by the deed restrictions; you are held responsible for the violations by your renter.

Submitted by: Estella Davis, President-Kirkwood South Committee

Dated: June 06, 2014