



September 16, 2022

Homeowners –

We are writing to notify you of a few important items in the community that need attention.

We would also like to remind all in the community that it is the homeowner's responsibility to familiarize themselves with the Covenants, Bylaws and Architectural Review Committee Guidelines for our neighborhood. Should you be unsure of any aspects of the rules and regulations, or need clarification or have questions, please feel free to email the HOA at [hoa@dowellfarm.com](mailto:hoa@dowellfarm.com)

### **Architectural Review Committee (ARC) Requests**

The ARC was established to create general guidelines for architectural approvals and to establish a consistent appearance within the community. The exterior of your house has a great impact on the overall value and aesthetics of our neighborhood.

Please review the ARC Guidelines found on our website at <http://dowellfarm.com/arc-guidelines/> to determine if exterior improvements you plan require ARC approval.

### **Yard Maintenance**

It is your responsibility to maintain your lawn in excellent condition.

- Lawns must be kept mowed and edged.
- Shrub and flower beds must be kept clean, free of weeds, leaves and debris.
- Shrubbery must be maintained, trimmed regularly and not allow to grow unsightly over windows or garage doors.

### **Homes Requiring Painting**

The exterior builders paint applied to our homes roughly 10 years ago has become faded, unsightly and is especially evident in homes that face the afternoon sun. If your home has not been repainted, please make painting a priority. Your painter will also be able to identify and replace rotten wood before the problem becomes severe.



### **Homes Requiring Painting (cont.)**

One purpose of the HOA is to ensure that the homes in our community, originally painted in a Craftsman style, will continue to maintain the same attractive look as when we purchased them. Painting/re-staining your home or deck to the current colors does not require an ARC Request. However, if your painting project involves changing colors or changing the overall appearance of your home, an ARC Request detailing all proposed colors and their location must be submitted.

### **Rats, Mice & Rodents**

Recently homeowners have noticed signs of rats around the exterior of their property. Please ensure that all garbage is consistently secured in trash cans and that all debris such as empty boxes or food containers have been disposed of properly. Please do not leave pet food and water outside as that is also a huge attraction for rodents.

### **Drones**

Drones are wonderful toys that can bring out the inner kid in anybody. They may also be loud, annoying and an invasion of privacy. Because drones have high-definition cameras installed on them, they are capable of peering into backyards and windows. Please take drones into the woods, a park or anywhere far from neighbors' home in Dowell Farms.

Best regards and thank you for your attention to these items.

Dowell Farm HOA