

Hermitage Standards Compliance Monitoring

Hermitage is a covenant-protected community. This means that all Hermitage properties are governed by covenants and all residents must abide by those covenants. Covenants are the rules and community-wide standards that govern the use of property within a community. Our covenants are available online at www.hermitagehoa.org/gov

Why do we need compliance monitors? Without a covenant of community-wide standards and someone to enforce them, neighborhood property values can decline. When these standards are fairly and reasonably enforced, not only will this preserve neighborhood aesthetics and property values, but it can also reduce the likelihood of conflicts between neighbors.

Our compliance monitors primarily check for violations of the following standards:

- Property in such obvious need of paint or repair as to be an eyesore
 - Entry doors, garage doors, siding, trim, shutters, gutters, roofs, mailboxes, fences
 - Outbuildings such as detached garages, gazebos, sheds
- General unkempt conditions
 - Debris/clutter buildup at the front or side of your home
 - Unsightly activities visible from the street such as auto repair
- Unapproved property modifications
 - Most modifications need an Architectural Review*. Refer to www.hermitagehoa.org/ar
- Parked commercial vehicles (bus, flatbed, semi, tow truck, construction, or similar)
- RV, camper, trailer, boat, ATV, golf cart or towed vehicle stored longer than 3 days unless hidden in a garage or hidden behind a fence (extension requires prior consent of the Board)
- Landscaping unsightly (No one will be measuring your grass, edging or shrubs with a ruler, but your yard should look reasonably neat)
 - Lawns that need mowing or edging (overhanging sidewalk or curb)
 - Tree stumps, overgrown shrubs or excessive weeds in lawn or landscaped areas
 - Landscaping that obstructs sidewalks, streetlights or traffic signs
- Parking in yard or street (except for occasional gatherings at your home or case-by-case situations worked out ahead of time with our compliance monitors)
- Unapproved signs or flags; refer to Sign Guidelines*
- Garbage or recycling receptacles not concealed or placed neatly against the rear or side of your home (except on collection day and the evening before)

Try not to take it personally if you receive a violation notice. Easily corrected violations will usually first get a courtesy notice. Except for repeat violations, you will first receive a warning notice. Within 10 days from receipt of a fine notice, the homeowner may request a hearing with the Hermitage HOA Board of Directors to challenge the validity of a violation.

Sometimes unfortunate life situations can make property maintenance difficult. If you find yourself in that circumstance, please notify us of the situation at www.hermitagehoa.org/contact or call 256-880-1000 Monday - Friday 9am - 5pm. Our Board will work with you.

* Refer to www.hermitagehoa.org/guidelines for the latest Architectural Guidelines