

Epperson North Townhomes

Hi Happy Resident,

My name is Colette Fuller, your **Breeze** Community Director. I'm proud to support the residents and work with the new Board.

I've recently completed an inspection of your beautiful community and wanted to take the opportunity to share some information on the compliance process. The process involves a two-letter system. Homeowners will receive a first notice, which is a friendly reminder. During the follow up inspection, about 15 days later, if the compliance has not been cured, the homeowner will receive a final notice, via certified letter. If the compliance is not cured within 2 weeks after receipt of the certified letter, the matter will then be turned over to the Association's attorney.

Below, I have listed some compliance concerns noted during my inspection that I'd like to make the residents aware of:

- Cars parked on the grass – No vehicle may be parked on the property except within garages or on paved driveways.
- Cars parked in a driveway blocking the sidewalk – No vehicle may block any part of a sidewalk's right of way passage under any circumstances.
- Basketball Hoops – Portable basketball structures are permitted at the front of the dwelling or lot only when in use and shall be stored in the garage when not in use. No permanent basketball structures are permitted in any lot or dwelling.
- Trash Cans – All sanitary containers must be stored within each dwelling. Containers may be placed curbside after 6:00 pm the evening prior to collection and shall be returned to their concealed location in the dwelling garage out of view no later than 6:00 pm the day of collection.
- Signs – No signage, advertisement, billboard, solicitation or advertising structure or material shall be displayed or placed upon any lot or within any dwelling.
- No trailers, boats, campers, trucks, mobile homes, motorized recreational vehicles or motorcycles may be parked in the Property unless parked inside a garage or behind the dwelling, provided said vehicle cannot be seen from any street.
- Any changes made to the outside of your home, including your yard, require approval before any work is done. ARC applications and instructions can be found on the community website: Epperson.BreezeHome.com under the "Home Improvement" tab.

Thank you for helping us protect your property values and keep the Epperson North Townhomes a beautiful place to live!

For any community questions or concerns, please reach out to our Resident Experience Team at Epperson@BreezeHome.com or 813.565.4663. We're always happy to help!

Always Home for You,

Colette Fuller, LCAM

Breeze Community Director

The logo for Breeze, featuring the word "breeze" in a lowercase, rounded, teal-colored font.