

Why Deed Restrictions need to be enforced:

The best tool to protect the value of your home and the quality of your neighborhood is through strict enforcement of the community's Deed Restrictions. When Deed Restrictions are not corrected there can be a negative result over time. Estimates are that property values with inactive Architectural Review Committees can fall as much as twenty percent due to failure to enforce restrictions. There must be uniform standards for everyone. It's the responsibility of the Architectural Review Committee to explore what the ramifications for the entire community can be, both now and going forth, with each decision it makes in regards to Architectural Review Requests. ARC must be consistent in its decisions for the entire community.

There are valid reasons why restrictions are put in place. As examples:

**Bird Feeders:** If you've had a problem with mice nesting in your air conditioning unit, chances are that either you or your neighbor have a bird feeder on the property. Birdfeeders are probably the number one attraction for drawing mice, rats, squirrels, voles and snakes found in your area. Rodents are opportunistic with voracious appetites. Birdfeeder provide the perfect food source, with air conditioning units and insulated areas providing perfect nesting locations.

**Lawn ornaments and statues:** Everyone has seen how some people can go to extremes to personalize their outside spaces. Homeowners have different views of what is attractive and, without Deed Restrictions, there is a good chance of the neighborhood looking dramatically different over time from the way it did when you first bought your home. Curb appeal and good taste is subjective. Without uniform standards for everyone, our community can become a venue for the weird and unusual. This can have a financial impact on the value of all the homes within a community.