

February 20, 2019

TO: White Bluff Property Owners

FROM: Mike Ellis, Board Liaison for Rules Compliance

Making White Bluff Great Again is more than just the renovation of the amenities. The ongoing commitment of each member to protect the property values in our community is one of the greatest benefits of living in an Association. This commitment is achieved when each resident within the community adheres to the protective covenants of the Association also known as the Governing Documents. Universal adherence to these rules simply makes for a better community, a safer community and one that all property owners can be proud of.

This email communication will address the following rule:

Section II. Paragraph (17)

Each lot shall be kept and maintained in a neat and orderly condition, with weeds, grass and/or unsightly growth properly controlled. No trash or refuse shall be allowed to accumulate and remain upon any lot within the Subdivision. Trash shall be kept only in sanitary containers located in appropriate areas screened or concealed from public view. Propane tanks are permitted only if enclosed and not visible to the public. In the event any lot is not properly maintained, or cleaned up within (30) days after receipt of written notice of a violation hereunder, the Property Owners Association may clean up such lot or hire outside services to do so and charge the lot owner for such services, which charges, however, shall be reasonable and customarily charged in the area for comparable services. Unpaid fees shall become a charge and lien upon such lot.

A maintained and groomed yard shows pride and commitment to not only your home and yard but to the community in which we live. Guests, prospective buyers and your neighbors notice and appreciate your efforts and our beautiful surroundings. Neighbors helping neighbors, if you're having difficulty with pulling those weeds, post on Nextdoor and maybe a student that lives in WB can give you a hand. Same for retrieving your trash containers, neighbors helping neighbors.

Our community has come together in a common cause, restoring White Bluff to greatness. Let's all think about not only ourselves but our neighbors, our guests to our resort and prospective future purchasers of property. To maintain our gains while continuing our success we must all recognize and abide by the CC&Rs which contributes to our community's success. Should you have any questions on your specific CC&Rs please contact the WBPOA office at 254-694-9276.