

Clabber Creek Property Owner's Association, Inc.
PO Box 9884
Fayetteville, AR 72703-0032

Owner/Resident

Inspection Date:

Fayetteville, AR 72704

Dear Owner/Resident:

An inspection of Clabber Creek Neighborhood was held by the ACC on the above date. To be in compliance with the Architectural Covenants and Restrictions, it was noted that attention is needed as indicated below. Please take corrective action within the time frame noted on each item from the date of receiving this letter. If you need a copy of the covenants or additional information, please contact the POA Board at clabbercreek1@yahoo.com or by writing to the address above.

1 st Notice	2 nd Notice	
		The _____ does not meet ACC Guidelines. (30 days)
		The house trim and front door trim need to be painted. (Do not change the color). (Article XI, Section 1) (30 days)
		The grass needs to be cut and trimmed/edged. (Article X, Section 1) (5 days)
		The yard needs general maintenance -. (Article X, Section 1) (5 days)
		The fence/gate is in need of repair. (Article XI, Section 1) (30 days)
		Trash cans and recycle bins must be kept in the garage or behind a fence if outside and need to be collected in a timely manner after collection day. (Article IX, Section 2) (immediate action required for this item)
		Inoperable vehicles are not allowed in the community. Repairs must be made within 24 hrs.(Article VII, Section B) (5 days)
		Boats, mobile homes, trailers and campers are not to be parked in the driveway or in the front yard. (Article VII, Section F) (5 days)
		Personal vehicles are not to be parked in the street on a permanent basis. (Article VI) (immediate action required for this item)
		Pet waste must be collected and disposed of properly. (Article XI, Section 1) (immediate action required for this item)
		Excessive trash needs to be placed in a container suitable for garbage pickup. (Article IV Section 10, Article VII, Section Q) (5 days)
		The mailbox needs to be repaired. (Article IV, Section 22) (30 days)
		Each lot is to have and maintain 2 approved trees in the front yard. If the tree(s) is damaged or dies, please remove the dead tree within a week and it must be replaced by November 1st. (Article X Section 2).*(see below)

*If trees need to be replaced, it must be done by November 1st of each year. If not, the ACC will hire a professional service to remove the dead tree and replant a new one. The resident will be charged for the service and be responsible for maintaining the tree after planting.

If this is a second notice on yard issues and the above item is not corrected within 5 days - Four Seasons Lawn Service will be hired to complete it. You will be billed for _____ to cover the expenses incurred by the ACC & POA Board to maintain the appearance of the neighborhood.