

Valuing Deed Restrictions

Definition of Restrictive Covenants/Deed Restrictions:

Deed restrictions are legally binding rules filed with the real property records which provide for building, maintaining, and using the homes in your neighborhood. They control how homes look and what can be done in the subdivision. They help maintain property values.

Your Home, Your Community:

Think for a moment about why you chose to buy a home in the Autumn Run/Beacon Run community in the first place. Maybe you liked the curb appeal of your house or its floor plan, but you probably also considered the neighborhood - how the houses looked next door and down the street. You bought into the neighborhood at the same time you bought your house. You bought a lifestyle and surroundings, which were much larger than your own property, encompassing everything from the subdivision entrances to all the other homes in the neighborhood, assuming it would stay that way. However, just like a home, a neighborhood can be well maintained or it can be allowed to fall apart. A crucial factor is the homeowner's willingness to comply with the deed restrictions for the neighborhood that are in place. When homeowners do not follow the deed restrictions, property values decrease. When property owners purchase property in a deed restricted community, they implicitly and/or explicitly agree to abide by the Restrictive Covenants/Deed Restrictions in force in that community. To make this work everyone has a part to play.

Summary:

Deed restrictions play a vital role in our community. They stabilize and increase property values and they contribute to good neighbors. Although it is hard to quantify the contribution to maintaining good neighbor relations, I think we can all agree that this is an important factor in the enjoyment of our properties. So make yourself aware of the deed restrictions and do your best to follow them. Although the deed restrictions may seem like a nuisance, they are an important factor in maintaining property values for you and your neighbors in the Autumn Run/Beacon Run community.