

Ballymeade

Maintenance Corporation

*c/o BC Communities
4905 Mermaid Boulevard
Wilmington, Delaware 19808*

April 16, 2013

Dear Ballymeade Neighbor:

After the really bad winter and all that shoveling we would like to wish everyone a great Spring and a wonderful Summer. Each Spring we send out this reminder to all residents, new and old. Please read the whole letter because it contains very important information.

At the annual community meeting it was voted that the \$240 annual assessment will remain the same as it has been for the past few years. If you have not paid your annual assessment of \$240, it is due immediately. After May 1st, the late fee of \$25 will be added bringing what is due to \$265. Continued non-payment will result in interest accrual and legal fees on top of the owed \$265. **Don't be delinquent. Your credit rating and more may be affected.**

We'd also like to remind you of your obligations as a resident of Ballymeade. This includes homeowners and folks renting homes here as well. All residents need to follow our long standing deed restrictions, the New Castle County Code, our Architectural Review Committee (ARC) process as well as common courtesies as neighbors. The following apply whether you are an owner or a renter. Please read and adhere to the following:

- If you want to make an exterior home change, you must submit a request for approval to BC Communities as part of the Architectural Review process. This includes building or altering fences and decks, changes in exterior colors, hardscaping (stone patios, paths, etc.). Legal action will be taken as needed for those who do not follow the ARC process and County Code. This process is for the benefit of all residents primarily to maintain and improve home values.
- If you hire a contractor to perform any changes or repairs, they should not drive their trucks on grassy areas behind homes or between townhomes. This can cause damage to lawns and drainage pipes. Please inform your contractors accordingly.
- As an update on our ARC process, we are now approving white railings on decks, but for railings and only the one color, white which is a neutral color. To make any changes, please follow the ARC submittal process with BC Communities.
- Dumping of trash and lawn clippings or tree branches in wet lands or on common grounds is strictly prohibited. This has occurred in the past. If you have done this, please remove what was illegally disposed of and dispose of it properly. If you see others doing this, notify BC Communities.
- Some residents have been cutting down plant growth in wetlands adjacent to their properties. **The wetlands are federally protected. "Federal law requires persons or a business that despoils a wetland or other protected habitat to restore the land to its original condition." Please do not spoil these lands".**

- It's now time for lawn maintenance. Weeds must be controlled and grass is not permitted 8 inches or higher. This is a county code. If you can't cut the grass yourself, hire somebody to do this.
- If you see any signs of vandalism, playground miss-use, if noise is an issue or barking dogs, please notify immediately the county police and follow-up with BC Communities. The police cannot usually do much after the fact.
- Trash cans must be stored out of sight in garages or behind houses. County code also requires trash containers be used, no bags along curb side. This applies also to recycling containers. If you do not want one of these large recycling cans, you can ask your trash hauler to take it back. **You can decline receipt or use of one.** If you drive around the community, you'll see trash cans visible at many points. It makes for an unattractive community. In the next few weeks board members will do a drive around and will write letters to violators asking for compliance to this rule. Letters will go to homes where the trash pails out on three Sunday mornings.
- Clutter in yards and on decks is not permitted. No trailers of any type are permitted on properties, including in driveways. All vehicles not in the garage should be registered and must be operable. These are violations of New Castle County codes **AND** our Deed Restrictions. Commonly violated codes are noted on our website. **These Restrictions are requirements and are enforceable.**
- Proper parking of vehicles remains essential for safety and to prevent damage to the vehicles themselves and community property. Parking on sidewalks is not permitted and can crack or break the concrete. Do not park vehicles at corners on streets. Tell your guests this too. Also, observe speed limits. The maximum speed limit in the development is 25 mph. We have had some complaints regarding vehicles. Be especially mindful going past the playground on Shewsbury!!!

Check the community's website frequently (www.ballymeade.org). Corporate documents such as the deed restrictions and by-laws, County codes and more are there for your information. Board meeting minutes are also posted on the website.

We thank you for your assistance in these important community endeavors. Please keep in mind that our intent is to make this a more beautiful community, to keep it safe and sound, and to keep our property values going up, not down. We all have to do our part to make and keep Ballymeade a desirable and safe community.

If you have a question, please feel free to contact BC Communities. Our property manager is Ms. Beverly Harding. Her contact info is on the website and below.

Regards,

Board of Directors
Ballymeade Maintenance Corporation

BC Communities Contact Info:

bharding@bccommunities.org

302-234-7710

Or write to:

Beverly Harding

BC Communities

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