

**Luna Plantation Property Owners Association  
BOD Friendly Reminder / Courtesy Letter  
Property Maintenance Requirements**

Address of Property: \_\_\_\_\_ Date: \_\_\_\_\_

It has come to the attention of your homeowners association that one or more of the following may be in need of your immediate attention: ***Any violations should be corrected within 14 days.*** If this notice is in error or you have extenuating circumstances or questions, please contact \_\_\_\_\_ at: \_\_\_\_\_

\_\_\_\_\_ **Animal enclosures/pens:**

Pre-constructed chain link enclosures will be acceptable if sufficiently camouflaged, either naturally by location or by landscaping, brick, wood, or latticework.

\_\_\_\_\_ **Business activity:**

Home business offices are permissible. However, no business, trade, commercial activity, or any entity that involves public traffic, commercial signs, or activities that create an annoyance or disruption of other residents' quiet enjoyment of property, may be conducted on any LLPOA parcel.

\_\_\_\_\_ **Clotheslines and satellite dishes:**

Clotheslines and satellite dishes shall be landscaped appropriately by use of trees, vines, or other approved screening method and not be visible from the street.

\_\_\_\_\_ **Landscaping and Driveway Maintenance:**

Grass should be mowed and landscaping maintained in an appropriate manner. Driveways must be clearly identified and appropriately maintained.

\_\_\_\_\_ **Pets:**

Pets should not be roaming and/or creating a nuisance. County leash laws must be observed.

\_\_\_\_\_ **Real estate signs:**

No "For Sale" signs are permitted at the entrance to Luna Plantation, except on the day of an "Open House". Property owners may post one sign on their property, using a standard realtor or "For Sale By Owner" sign.

\_\_\_\_\_ **Recreational vehicles:**

All boats, campers, trailers or other recreational vehicles shall be parked or stored within the garage or placed behind residences and shall not be visible from the street.

\_\_\_\_\_ **Trash/Junk:**

No junk cars, old appliances, yard trash, personal trash, or other like items which create a visual nuisance shall be stored anywhere on the premises. Any personal property, if it is to be stored on the lot, must be stored in a suitably enclosed structure approved by the ACC or stored in the rear of the home.

\_\_\_\_\_ **Trash Cans:**

Trash cans shall not be left exposed and shall be housed appropriately.

\_\_\_\_\_ **Yard Debris:**

Post construction yard debris and trash created by removal of trees, shrubs, etc., or through storms and wind, shall not be routinely burned; excessive amounts must be disposed of through the county waste management program (Waste Pro) or alternatively hauled to the county dump.

\_\_\_\_\_ **Other:** \_\_\_\_\_

Your community spirit and cooperation is greatly appreciated. Thank you in advance for your attention to this matter. LPPOA Architectural Standards and Covenants are available at <https://www.lunaplantation.com>