



Inspection Report – August 29th, 2024; September 5th& 12th 2024

Brookshire Landscape guidelines and Driveway Extension Standards:

<https://www.pmsialaska.com/wp-content/uploads/2008/04/Landscape-Standards-0719.pdf>

Pet owners, Dog urine can burn your lawn and cause unwanted brown spots. **DONOT** allow your pet to urinate on your **OR** someone else’s lawn. Your pet is prohibited from eliminating in any of the common areas – mailboxes, corner lots, guest parking areas. Pet waste must be picked up timely. No exceptions!

Design Review – any exterior modifications /lawn changes, changes of any kind, etc. must be approved before any work can began – otherwise you risk being fined and will have to place the Unit in the condition it was prior to the modification.

Driveway Extension – Submit a design review: Driveway extensions are to Board specified limits and recommended grade material.

Last page of Inspection Report

XXXX Required to submit lawn care plan **No later than April 30, 2025**

NOTE: In the event a lawn care plan **is not** submitted by April 30, 2025 – the homeowner risk being fined, per the lawn care plan letter (to be mailed October 2024), in the event the lawn infraction is the reason the lawn care plan was required.

Color/Code Key:

- XXXX – Placed on Notice
- XXXX – No Change and/or progress noted; missed deadline given in notice by PMSI; fine to be assessed.
- XXXX – Possible fine to be assessed
- XXXX – PMSI to contact.
- XXXX – Provided Deadline to correct infraction.
- XXXX – Requires design review
- XXXX – Lawn must show improvement with prescribed timeframe
- XXXX – Required to submit lawn care plan spring 2025 (NLT: April 30, 2025).
- XXXX – Lawn care plan submitted
- XXXX – Pending legal counsel response.
- (**) - Will be required to remove if not actively used/maintained

DUNCANSHIRE

2273 – Resolved: 7/27/24; 7/27/24; 7/12/24; 6/20/24 – (door tag notice) Lawn/weed maintenance; bush front lawn requires pruning of dead twigs. Front lawn must be maintained and neat in appearance otherwise submit a design review to remove the bush from front lawn.

2309 – 9/5/24 – Trashcan storage – no additional reminders.

2309 8/29/24 – Lawn requires active weed maintenance; 7/27/24; 7/12/24 - Lawn overgrown with weeds. 6/20/24 – (door-tag-notice) Lawn/weed maintenance.

NOTE: 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire's final summer inspection, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

Resolved: 8/29/24; ~~Base of small tree overgrown with grass.~~

Resolved: 7/27/24; 7/27/24; 7/12/24; 6/20/24 – (door tag notice) Miscellaneous items piled on front porch (items not in active use); Upper deck – monitoring. Resolved 4/12/24 3/6/24 Upper front window Halloween décor; holiday lights all accessible holiday decoration Remove.

2329 – Resolved 7/12/24; 6/20/24 – (door tag notice) shrubs corner/side of porch requires attention; dead twigs; poor appearance. Storage item on front porch.

2331 Rental – 8/29/24 – Yard marginally neat in appearance. PMSI to send letter. Dead/burn spot upper area of lawn; dried weed clippings scattered curbside/manhole – unkempt. Area need to be neat in appearance. Clean up dried grass/weed clippings from around manhole. DO NOT sweep dried weed clippings into manhole. Fine to be assessed if witnessed depositing grass clippings into the manhole.

8/29/24; 7/27/24; 7/12/24 – (door tag notice) Lawn requires active maintenance more than mowing; area at corner of porch requires active maintenance. Weed-whack area curbside/manhole.

Resolved 6/20/24; 5/16/24 (door tag notice) Upper deck sliding glass remove Easter décor; front door remove Easter Wreath.

2351 – 8/29/24; 7/27/24; 7/12/24; 6/20/24 – (door-tag-notice) Lawn/weed maintenance; – Lawn/weed maintenance – decorative white rocks require weed maintenance. **NOTE** (2025 – lawn care plan): Decorative rocks must be kept free of weeds otherwise remove decorative rocks provide weed treatment to this area restoring it to its original condition. (monitoring);

8/29/24 - Tire ruts: area along driveway edge requires attention; 6/20/24 – (door-tag-notice) area along driveway edge requires attention.

NOTE: 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire's final summer inspection, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

Resolved: 8/29/24; small bush closest to front porch – dead twigs, base overgrown with grass, poor appearance;

Resolved 7/12/24; 6/20/24 – (door tag notice) – shrubs front lawn requires pruning; pile of dried grass curbside of lawn; children toys strewn about the front lawn – store out of sight when not in active use. Upper deck – cannot use diaper box as a trashcan remove. 5/16/24 upper deck storage diaper box monitoring.

2353 – 8/29/24 – Lawn/weed maintenance.

7/27/24; 7/12/24 – Lawn/weed maintenance - monitoring; 6/20/24 – (door-tag notice) – Lawn/weed maintenance.

- 2353 – 7/23/23 – Homeowner reminded the black truck is not considered guest and cannot park in guest parking; **next violation \$200** each occurrence. 6/20/24 – Daily guest parking use; Truck considered resident due to daily guest parking use for several months. Homeowner placed on notice to discontinue guest parking use. ~~Next fine tier: \$100~~
- 2353 – 5/16/24 – Truck continues to park in guest parking. *Next fine \$100.00 (pending)*
 (3/20/24 – letter from PMSI) – Chronic guest parking use. Fine assessed.
 4/12/24 – Continued guest parking abuse – Black Ram truck;
 3/6/24 – Guest parking abuse – Black Ram truck with some sort of refrigeration component stored in the bed. This Truck must park in your driveway and is no longer considered a guest. No additional reminders. Fines to commence.
~~Resolved 6/20/24 5/16/24 (door tag notice) – front porch – shovel; bag of ice melt; miscellaneous items underneath porch.~~
~~Resolved 4/12/24 3/6/24 – Upper deck storage – detergent/miscellaneous items.~~
- 2367 – 8/29/24 – Lawn/weed maintenance:
~~Resolved 7/12/24; 6/23/24 – Lawn area at front walk overgrown with grass/weeds require weed whacking (monitoring).~~
- 2369 – ~~Resolved 4/12/24 3/6/24 – Upper deck storage (beverage carton) – monitoring.~~
- 2401 – 8/29/24 – Political Sign front lawn – prohibited. Remove immediately.
- 2401 – 8/29/24; 7/27/24; 7/12/24 – Lawn/weed maintenance – monitoring; 6/20/24 – (door-tag-notice) Lawn/Weed maintenance;
~~Resolved 7/12/24; 6/20/24 – outdoor rug draped over lower deck railing (monitoring)~~
~~Resolved 5/16/24 4/12/24; 3/6/24 – upper deck storage – cardboard boxes – monitoring~~
- 2403 – ~~Resolved 8/29/24: 7/27/24 – Front porch – bag of trash front porch (monitoring)~~
~~Resolved 7/12/24 - 6/20/24 – Trashcan storage – no additional reminders~~
~~Resolved 7/12/24 - driveway – debris (car mats) strewn in driveway~~
~~Resolved 5/16/24 4/12/24: Upper deck: fast food cups wedged between railings. Monitoring.~~
~~Resolved 3/13/24; 3/6/24 – Vehicle storage – Kia van VCC552 shovel snow berm barricading vehicle. Vehicles/trailers parked in the driveway, must not appear to be stored (e.g., cannot have a car protective cover; cannot be covered in snow during the snow season).~~
~~3/13/24 – rolled discarded carpet on front snow pile. Monitoring.~~
- 2423 – ~~Resolved 4/12/24 3/6/24 – Vehicle storage – Chevrolet sedan LIX 896 remove all snow from vehicle and clear snow from driveway edge /rear of vehicle. Vehicles/trailers parked in the driveway, must not appear to be stored (e.g., cannot have a car protective cover; cannot be covered in snow during the snow season).~~
- 2425 – Rental – 8/29/24 – Lawn/weed maintenance - Lawn – (feedback only) – consider raising the mower to the next level to improve the appearance of lawn; 7/27/24 – (door tag-notice) Lawn requires active maintenance more than mowing
NOTE: 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire's final summer inspection, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.
~~8/29/24 - remove plastic tray from front porch.~~
- 2425 – Rental – 7/12/24 – Trashcan storage – monitoring; ~~front porch storage plastic tray of some sort.~~

- 2425 – Rental– ~~Resolved 6/20/24; 5/16/24; 4/12/24 (courtesy door tag notice in effort to avoid *next fine of \$100*)—Upper deck storage; beverage storage—beverage—water. (3/22/24—letter from PMSI)—Fine assessed—upper deck storage.~~
- 2425 – Rental – Resolved 5/16/24 - 4/12/24—Upper deck storage – food boxes; beverage storage. Resolved 4/12/24 3/6/24—Vehicle storage—Chrysler sedan GEA 600—vehicle is assessed as being stored has not moved from current parking spot in over a year; is currently not registered. Registration expired March 2023. Vehicles/trailers with expired tags or flat tires are considered inoperable. Remove vehicle from driveway store inside garage or off premises. Cannot be stored in driveway. 3/6/24—Upper deck storage—bag of trash, 5gal bucket.
- 2447** –8/29/24 – Lawn/weed maintenance. **NOTE** (2025 – lawn care plan): Decorative rocks must be kept free of weeds otherwise remove decorative rocks provide weed treatment to this area restoring it to its original condition.
~~Resolved: 8/29/24; 7/27/24; 7/12/24—No response to door tag notice; remove dead tree (pot) from curbside of lawn; lawn/weed maintenance; decorative rocks—treat weeds; or remove the decorative rocks along the driveway’s edge and curbside bring this area in compliance with landscape guidelines; 6/20/24—(door tag notice)—Lawn—decorative rock area along driveway edge/curbside unkempt and overrun with weeds. Resolved 5/16/24; 4/12/24; 3/6/24 - upper deck storage cardboard boxes; remove hanging basket—dead flowers monitoring~~
- 2449** – 8/29/24 – Lawn/weed maintenance
- 2449** – 7/24/24; 7/12/24 – Lawn requires more than mowing; lawn overrun with weeds; lawn requires weed maintenance – consider Scott’s turf builder: weed and feed; 6/20/24 – (door-tag-notice) Weed maintenance. **NOTE:** 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire’s final summer inspection, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.
 7/3/24 – HOA received questions on exterior improvements. Please submit design review for Board approval, before any modifications are made.
 Resolved 7/12/24: 6/20/24—(door tag notice) Tree area base of tree unkempt requires attention. Weed barrier partially exposed. Remove/restore/or replace.
- 2465 - Rental** – 8/29/24 – Lawn/weed maintenance
 8/29/24 – Alaska Waste trashcan –T35 000656 – curbside. Brookshire no longer contracts with Alaska Waste. Homeowner to coordinate with Alaska Waste to retrieve the trashcan.
- 2465 – Rental – 7/27/24; 7/12/24 (door-tag notice) – Lawn/weed maintenance. Lawn requires weed maintenance – consider Scott’s turf builder: weed and feed.
- 2487 –Rental** – 8/29/24 – front walk patio pavers requires weed maintenance
- 2487 –Rental** 8/29/24 - Lawn/weed maintenance. Lawn is overrun with weeds.
- 2489 – ~~Resolved 7/27/24; 7/24/24; 7/12/24 Driveway extension driveway edge—improved/acceptable; 6/20/24 (door tag notice) Driveway extension driveway edge covered in dirt.
 Resolved 7/27/24; 6/20/24—(door tag notice)—Lawn requires active maintenance. Lawn in poor condition; Dry/dead areas about entire lawn~~
- 2503** – 8/29/24 – Lawn/weed maintenance; 7/27/24; 7/12/24 – (door-tag-notice) – Lawn - area along driveway edge requires active Maintenance.
 Resolved: 8/29/24: Storage: cooler front lawn—store out of sight.

Resolved 5/16/24; 4/12/24—Trashcan storage no additional reminders

Total: 12

LOCHENSHERE

2483 – Resolved: 8/29/24; ~~7/27/24; 7/12/24~~—(door tag notice) Homeowner has not remove graffiti from fence being tagged April 19th, 2024. Homeowner given until first snowfall to remove graffiti from fence.
Resolved 7/12/24: 6/20/24—(door tag notice) Lawn maintenance areas along fence requires weed whacking (Duncanshire/Brookshire areas).

2481 8/29/24 – Lawn/weed maintenance; 7/27/24; 7/12/24: Lawn/weed maintenance – monitoring.
Resolved: 8/29/24; ~~7/27/24; 7/12/24~~—(door tag notice)—Pavers along driveway edge requires restoration, replace or removed in compliance with the driveway extension guidelines;
Resolved 7/12/24: 6/20/24—(door tag notice)—Lawn maintenance—areas along fence requires weed whacking (Duncanshire).

2482 - Rental – 8/29/24: 7/27/24; 7/12/24; 6/20/24 – Lawn/weed maintenance – monitoring.
Resolved 7/27/24: 6/20/24—(door tag notice) PMSI to send letter; Lawn maintenance—requires mowing side and backyard; rake excess grass clippings.

2480 – 8/29/24; 7/27/24; 7/12/24 – Lawn/weed maintenance; no response to door-tag notice re: Lawn/weed maintenance; 6/20/24 –(door-tag-notice) Lawn/Weed maintenance.
NOTE: 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire’s final summer inspection, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.
Resolved 7/12/24 –6/20/24—PMSI to send letter upper deck; 5/16/24 (door tag notice) upper deck—ceramic decorative pumpkin & snowman.

2463 - Resolved 7/12/24: 6/20/24—(door tag notice)—Lawn maintenance—areas along fence requires weed whacking (Duncanshire).

2461 – Resolved 6/20/24; 5/16/24—upper deck water cooler—monitoring.

2462 – 8/29/24; 7/27/24; 7/12/24 – Lawn/weed maintenance; no response to door-tag notice re: Lawn/weed maintenance; 6/20/24 –(door-tag-notice) Weed maintenance;
NOTE: 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire’s final summer inspection, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.
Resolved 7/12/24: Guest parking—monitoring.
Resolved 4/12/24 3/6/24—Trashcan storage—no additional reminders; upper deck miscellaneous storage.

2460 – Resolved: 7/27/24; 7/12/24: 6/20/24—Upper deck trash storage—monitoring continuance letter from PMSI placing homeowner on notice. Lawn—monitoring.
Resolved 5/16/24 4/12/24—Trashcan storage—no additional reminders.

2443 Rental – 8/29/24: Lawn Significant Improvement! Thank you! 7/27/24; 7/12/24: Lawn – improved –

monitoring; 8/29/24 – Upper deck storage: cooler (spoke with tenant re: upper deck storage)
Resolved 8/29/24: 7/27/24; 7/12/24— (door tag notice) backyard area outside of fence on Duncanshire
requires trimming/maintenance. 6/20/24— (door tag notice); PMSI to send letter: Lawn/weed
maintenance. Area along driveway's edge requires active maintenance.

Resolved 4/12/24 3/6/24— Vehicle storage— Chevrolet truck/blue remove all snow from vehicle and
clear snow from driveway edge of vehicle. Vehicles/trailers parked in the driveway, must not appear to
be stored (e.g., cannot have a car protective cover; cannot be covered in snow during the snow season).
Front porch window— remove items from inside front porch window sill or lower the blinds so these
items cannot be seen from the street.

2441 – Rental – 8/29/24 – Lawn /weed maintenance - improved; 7/27/24; 7/12/24 – Lawn/weed maintenance –
consider Scott's Turf builder—weed and feed to combat the weeds; backyard area outside of fence on
Duncanshire—~~fine \$50.~~ 6/20/24— door tag notice— regarding lawn/weeds and areas outside of fence
areas required trimming/maintenance; 6/26/24— letter from PMSI placing homeowner on notice
regarding lawn.
7/27/24— (door tag notice)— Storage: upper deck— cooler remove store out of sight; Weeds growing
between openings of side steps.
6/20/24 (door tag notice); PMSI to send letter: Lawn/weed maintenance; areas along fence
requires weed whacking (Hillshire/Duncanshire).

2442 – 8/29/24 – unchanged from 7/27/24: 7/27/24 – Lawn – slight improvement – consider raising the mower
height to the next level to improve appearance of lawn; in the event no noticeable improvement by next
inspection (8/15/24) – PMSI to send formal letter placing homeowner on notice; 7/12/24; 6/20/24 –
Lawn – monitoring. (no door tag notice posted).

2440 – 8/29/24 – Lawn/weed maintenance; 7/27/24; 7/12/24 (door-tag-notice) – Lawn/weed maintenance –
consider Scott's Turf builder – weed and feed to combat the weeds; If no improvement by next
inspection (8/15/24)– PMSI to send formal letter placing homeowner on notice; 6/20/24 – Lawn –
monitoring.
NOTE: 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire's final
summer inspection, homeowner will be required to submit a lawn care plan no later than April 30, 2025
for the 2025 spring/summer season.
Resolved 4/12/24 3/6/24 street sign fishing float (possibly a buoy) device roped on the street sign.
Remove at breakup – monitoring.

Total: 8

HILLSHIRE –

8035 – Resolved 5/16/24 4/12/24— Trash bag stored side of Unit— no additional reminders; 3/6/24— Trash bag
—upper deck monitoring.

8017 – Resolved: 8/29/24 – Great job with compliance to the house rule and landscape guidelines! Please keep
the momentum moving forward. 7/27/24; 7/12/24— Significant improvement. Monitoring for continued
compliance. Curbside pavers/
rocks require weed maintenance— monitoring.
6/23/24— On street parking/no active loading/unloading. ~~Fine assessed: \$50.~~ 6/20/24— Monitoring
compliance; 5/16/24— Monitoring compliance; 4/12/24— On street parking. No

additional reminders fines to commence re: on-street parking; upper deck sliding screen place on sliding track or remove screen from upper deck; 4/12/24 – Charcoal grill stored in driveway—monitoring.

8017 – 3/6/24—Several infractions:

- Charcoal grill—stored on front lawn—store side of Unit when not in use.
- Resolved 4/12/24 Trashed storage—no additional reminders;
- ~~Monitoring:~~ Property unkempt—exterior of property miscellaneous items strewn about the property (upper deck; lower deck; side of front step, front of garage).
- Resolved 4/12/24 holiday lights—all accessible holiday decoration remove.

8015 – Resolved 5/16/24 4/12/24; 3/6/24—pile of plastic bags stored corner of garage/front step monitoring.

7989 – 8/29/24; 7/27/24; 7/12/24 – (door-tag-notice) patio pavers along driveway edge requires restoration within compliance with the driveway extension guidelines. Deadline: June 30th 2025.

7989 – 8/29/24 – Lawn has improved. Lawn/weed maintenance

7/27/24; 7/12/24 – (door-tag-notice) patio pavers along driveway edge requires weed maintenance; Lawn has not shown improvement re: weed maintenance; Lawn/weed maintenance – consider Scott’s Turf builder – weed and feed to combat the weeds; If no improvement by next inspection (8/15/24)– PMSI to send formal letter placing homeowner on notice; 6/20/24 (door-tag notice) – Lawn/weed maintenance; **NOTE:** 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire’s final summer inspection, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

~~Resolved 7/27/24; 6/23/24—Vehicle must have current registration—Vehicle storage—LGX 903 BMW vehicle is assessed as being stored; is currently not registered. Registration is expired; Vehicles/trailers with expired tags or flat tires are considered inoperable. Remove vehicle from driveway store inside garage or off premises. Cannot be stored in driveway. 6/20/24 (door-tag notice) wood boards stored outside garage door monitoring. Vehicle storage: current registration in question—LGX 903—Black BMW sedan~~

Resolved 5/16/24 4/19/24—Trashed storage—no additional reminders

Resolved 4/12/24 3/6/24—holiday lights—all accessible holiday decoration remove.

7987 – 8/26/24 – Unapproved driveway denied. Deadline to bring driveway extension in compliance with driveway extension guidelines June 30th 2025. No extensions will be granted.

Unapproved driveway extension; Board to seek legal counsel before responding to homeowner. No action required, by homeowner, until after the HOA receives a response from legal counsel.

7/27/24; 7/12/24; 6/28—unapproved driveway extension—PMSI to send letter; 6/20/24; 4/12/24; 3/6/24—Driveway extension requires restoration. Deadline July 31st 2024.

7973 – Driveway extension requires upkeep and maintenance in compliance with the driveway extension guidelines. Deadline to bring driveway extension into compliance June 30th, 2025.

7973 – 8/29/24 – Lawn has improved; 7/27/24; 7/12/24 (door-tag-notice) – Lawn – weed maintenance – consider Scott’s Turf builder – weed and feed to combat the weeds. Driveway extension in poor condition. Sections overgrown with weeds; unkempt in appearance. Requires restoration in compliance with the driveway extension guidelines. If no improvement by next inspection (8/15/24)– PMSI to send formal letter placing homeowner on notice. 6/20/24 (door-tag notice) – Lawn/weed maintenance;

7973 – Resolved 4/12/24 3/6/24—Vehicle storage—Honda—KKE 641—No wrecked, inoperative, vandalized, or otherwise derelict appearing automobiles or trailers shall be kept, placed, stored or maintained anywhere within the community except within a Unit’s garage

7971 – 8/29/24 – Lawn has improved 7/27/24; 7/12/24 (door-tag-notice): Lawn/weed maintenance - consider Scott's Turf builder – weed and feed to combat the weeds; patio pavers at front porch – sections overgrown with weeds.

7971 – Resolved 8/29/24 **NOTE: next infraction \$50 fine to be assessed.** - 7/27/24 – Upper front window – sofa stuffing seen from street. PMSI to send letter.

Resolved 6/20/24: 5/16/24 (door tag notice) – Upper front window – sofa stuffing remove or close blinds.

7957 – Rental – 8/29/24 – Tree front lawn – appears diseased. Monitoring. In the event next season condition remains unchanged, homeowner will be required to have tree removed.

Note: Excessive sump pump discharge pooling onto the roadway. HOA will assess area for remedy 2025

7957- Rental Resolved 4/12/24 3/6/24 ~~Trashean storage – no additional reminders; Upper front window – Christmas décor.~~

7955 – 8/29/24 – Lawn slight improvement; Lawn/weed maintenance; 7/27/24; 7/12/24 - (door-tag-notice): Lawn/weed maintenance – consider Scott's Turf builder – weed and feed to combat the weeds; area along driveway's edge continue active maintenance.

Note: Excessive sump pump discharge pooling onto the roadway. HOA will assess area for remedy 2025

Total: 6 _____

HAVENSHIRE

2436 – Resolved: 8/29/24; 6/26/24 ~~Homeowner received formal notice to place basketball hoop in driveway: 5/16/24 7/27/27 Basketball hoop is being used curbside of lawn, kids playing in the street – \$50 fine; 6/26/24 Homeowner received formal notice to discontinue guest parking use of all vehicles affiliated with the Unit. Homeowner continue to abuse guest parking – \$50 fine.~~

7/27/24: **NOTE:** Homeowner encourage to submit design review for driveway extension

6/20/24 ~~PMSI to send letter: non-adherent to door tag notice/basketball hoop; 5/16/24 (door tag notice) Basketball hoop must be maintained and utilized in the driveway of the Unit.~~

6/20/24 ~~Guest parking use – guest parking/work van~~

2436 – 7/27/24; 7/12/24: Lawn/weed maintenance ~~improved – continue monitoring; 6/20/24 (door tag notice) – Lawn/weed maintenance~~

Resolved 6/20/24: ~~Upper deck storage – household furniture (couch/love seat); other miscellaneous items;~~

Resolved 5/16/24 4/12/24 ~~box stored side of front step (porch) – monitoring.~~

2436 – Resolved 4/12/24 3/6/24 ~~upper deck storage – ladder; holiday lights – all accessible holiday decoration remove.~~

2438 – Resolved 6/20/24; 5/16/24 ~~driveway extension requires a design review to be on file.~~

2437 – Resolved: 8/29/24; 7/27/24; 7/12/24 ~~Lawn in compliance – monitoring; 6/20/24 (door-tag-notice) – PMSI to send letter. Lawn/weed maintenance; area along driveway edge/front walk requires weed maintenance. Have 7 days (July 1st) to bring lawn into compliance or HOA will have landscape company to service lawn billing back the homeowner.~~

2439 Rental – 8/29/24 – Lawn/weed maintenance; 7/27/24; 7/12/24 – Lawn improved – mulch area curbside grass starting to grow – monitoring;

6/20/24—(door tag notice); PMSI to send letter; Lawn/weed maintenance; lawn poor condition; mulch strewn into street.

2456 – 7/27/24: Beautiful transformation! Perfect in every way!! Congrats!! ☺

Resolved: 7/12/24: 6/20/24—(door tag notice) Lawn—dead spots, uncertain if spots are due to pet urine burns. 5/16/24—driveway extension—requires weed maintenance—monitoring.

2458 – 6/20/24 – Very nice front lawn; Best in Brookshire!

Resolved 5/16/24 3/6/24—Upper front window—damaged blinds—requires repair/replace/removal. April 30th deadline.

2459 – Resolved: 8/29/24; 7/27/24; 7/12/24—Lawn—improved—monitoring.

7/27/24: **NOTE:** Driveway extension must be approved before modification is made.

6/20/24—PMSI to send letter: Lawn requires active maintenance—areas curbside and along driveway edge;

Resolved: 7/12/24: Front porch—miscellaneous storage; Front lawn child pool/store out-of-sight when not in active use; Trashed—stored side of unit—must be stored out-of-sight. No additional reminders regarding trashed storage.

2476 – Resolved 4/12/24 3/6/24 – upper deck—storage—boxes other miscellaneous items. Monitoring

2478 - Resolved: 7/12/24: 6/20/24—(door tag notice)—Lawn maintenance—areas along fence requires weed whacking (Brookshire areas).

2477 – 8/29/24 – Lawn improved; Lawn/weed maintenance; 7/27/24- Lawn/weed maintenance – improved – monitoring. Consider Scott's Turf builder – weed and feed to combat the weeds.

6/20/24 – (door-tag notice); PMSI to send letter; Lawn/weed maintenance;

Resolved: 7/12/24: 6/23/24: area along driveway edge white decorative rocks requires restoration or remove. — broom front porch; items stored in front porch window can be seen from the street—remove or lower the blinds. upper deck possibly trash, though uncertain. If confirmed, fine to be assessed

6/20/24 – Resolved: 5/16/24 Trashed storage **Fine to be assessed**; 5/16/24; 4/12/24 Trash bag stored upper deck. Monitoring

2477 Rental – Resolved 4/12/24 3/6/24 – Trashed storage no additional reminders; holiday decoration upper Deck

2479 – 8/29/24 – same infraction as prior inspections ; 7/27/24; 7/12/24 (door-tag-notice) – Miscellaneous items (toys, bicycles, trashcan, balls, scooter) all strewn across the lawn. All miscellaneous items must be stored away when done with for the day.

2479 – 8/29/24 – Lawn/weed maintenance; area along driveway's edge white decorative rocks overgrown with weeds. Decorative rocks must be kept free of weeds otherwise remove decorative rocks provide weed treatment to this area restoring it to its original condition.

7/27/24- Lawn/weed maintenance – improved – monitoring; 6/20/24 – (door-tag notice)

Lawn/weed maintenance – entire lawn front/side/back

Resolved 4/12/24 3/6/24 – upper deck storage beverage carton; lower deck miscellaneous storage.

Total: 4

NORMANSHIRE

8045 – 8/29/24 – Lawn/weed maintenance – minimal maintenance/treatment; 7/27/24; 7/12/24 – Lawn appearance is unkempt. Several areas of lawn are of concern and require active maintenance and upkeep:

- Bush side of porch – requires pruning of dead twigs. Base of bush is overgrown with grass and weeds.
- Lawn/weed maintenance. Consider Scott's Turf builder weed and feed to combat weeds. Lawn is mostly weeds.
- Manhole is unkempt and overgrown with grass/weeds preventing water from sump pumps to flow freely.
- ~~Flower bed alongside of Unit – unkempt and overgrown with grass and weeds. Must be kept neat in appearance; Homeowner's options are: remove all together or maintain this area. In the event the homeowner decision is to keep as is, the area must be actively maintained to avoid fines. In the event the homeowner does not actively manage this area, the HOA will require the homeowner to remove the flower bed returning the lawn to its original condition due to poor appearance and neglect by homeowner.~~
- Clear weeds/grass from around manhole – so that sump pump discharge can flow freely into the drain.
- 6/23/24 & 6/20/24 – ~~(door tag notice) Lawn/weed maintenance. Small boulders along property line overgrown with weeds.~~ Area alongside house – requires active maintenance.

8/29/24 – upper front window snowflake decals.

NOTE: 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire's final summer inspection, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

6/20/24 – Tree appears to have some life; though in poor condition.

6/20/24; ~~Lawn tree in front lawn appears dead. If so, homeowner will have to have the tree removed.~~
Monitoring.

8043 – 8/29/24 – strip along driveway edge requires active maintenance. ~~7/27/24 – Driveway extension – weed maintenance – monitoring. Curbside pavers requires active weed maintenance.~~
Resolved: 7/12/24; 6/20/24 – ~~(door tag notice) Lawn/weed maintenance – areas along the driveway extension and curbside is overrun with weeds. Curbside pavers – overgrown with weeds.~~
Resolved 5/16/24; 4/12/24 – ~~Trashean storage – no additional reminders~~
– 4/12/24 – ~~Doormat propped against front door. Monitoring.~~
3/6/24 – ~~Verbal trashean reminder. Monitoring.~~

8044 – 8/29/24 – Lawn/weed maintenance.

Resolved: 7/3/24 & 7/4/24 NOTE: HOA hired lawn service to mow backyard area not taken care by lawn care company homeowner hired; in which the service will be billed back to the homeowner.

7/27/24; 7/12/24 – Lawn/weed maintenance: lawn is not being actively maintained. PMSI to send formal notice re: HOA will hire lawn service to ensure the lawn is in compliance according to the landscape guidelines.

6/30 – Homeowner will not be reminded to maintain lawn. HOA will hire lawn service company in the event lawn reaches current condition as noted on 6/20 billing back the Unit.

NOTE: 7/27/24: In the event lawn and appearance of the lawn is not fully restored by Brookshire's final summer inspection, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

~~6/20/24 (door-tag notice) Lawn/weed maintenance; have 7 days (July 1st) to bring lawn into compliance or HOA will have landscape company to service lawn billing back the homeowner.~~

8042 – Resolved: 8/29/24 – Significant improvement. Thank you! ~~7/27/24; 7/212/24 – Lawn maintenance; Lawn condition dead spots; pet urine burns; lawn must show improvement by next inspection within Two weeks (Aug 15th). Must keep pets from eliminating on front lawn; consider Scott's turf builder rapid grass sun and shade mix. Driveway extension requires weed maintenance.~~
~~6/20/24 (door-tag notice) Lawn/weed maintenance~~

8025 – Resolved: 7/12/24: Lawn quite nice in appearance. Congrats! ~~6/20/24 – weeds or grass clipping base area of tree front lawn covering half of the white decorative rocks. If not taken care of next inspection letter to be mailed. Monitoring.~~

8023 – Rental – 8/29/24 – Upper deck – cool. Remove store out-of-sight

8024 – 8/29/24 – Lawn/weed maintenance – noticeable improvement since previous inspection. Tire ruts curbside of lawn/driveway; 7/27/24; 7/12/24: Lawn/weed maintenance – improved – monitoring; lawn must show improvement by next inspection within two-weeks (Aug 15th). Must keep pets from eliminating on front lawn; consider Scott's turf builder rapid grass sun and shade mix.
6/20/24 –Lawn poor condition dead spots; possibly pet urine burns - monitoring
Resolved 4/12/24 3/6/24 – Front door frame – damaged. 30 days to repair.

8022 – Rental – 8/29/24 – Weed maintenance; 7/4/24 – HOA hired lawn care service. Service provided will be billed back to the homeowner. Monitoring.
6/30 – Homeowner will not be reminded to maintain lawn. HOA will hire lawn service company in the event lawn reaches current condition as noted on 6/20 billing back the Unit.
~~6/20/24 (door-tag notice) PMSI to send letter. Lawn/weed maintenance; have 7 days (July 1st) to bring lawn into compliance or HOA will have landscape company to service lawn billing back the homeowner.~~
Resolved 5/16/24 (3/26/24 – letter from PMSI) 4/12/24 – 3/6/24 – upper deck storage – air fryer box. Fines to be assessed.

7995 – 8/29/24 – Lawn/weed maintenance; 7/27/24; 7/12/24: Lawn/weed maintenance – monitoring.
6/20/24 – (door-tag notice); Lawn maintenance; PMSI to send letter: Lawn and chronic guest parking use; Mini Coopers – Countryman – JXS 881. Continued use of guest parking, fines to be assessed.
6/20/24; 5/16/24 – Guest parking use. Monitoring.
Resolved 4/12/24 3/6/24 – Upper deck – loose plastic cover/tarp.

7996 – 8/29/24 – Lawn maintenance – same feedback as last inspection. 7/27/24 – Lawn – (feedback only – no infraction re: lawn) – consider raising the mower to the next level to improve the appearance of lawn.
6/20/24 – Lawn requires active maintenance more than mowing; mower possibly set too low based on appearance of lawn – monitoring.

7981 Rental – 8/29/24 – Lawn/weed maintenance; 7/27/24; 7/12/24 (door-tag-notice); PMSI to send letter – lawn/weed maintenance. Consider Scott's turf builder weed and feed. Lawn mostly weeds. 6/20/24 – Lawn requires active maintenance more than mowing/weed maintenance– monitoring.
Resolved 5/16/24 4/12/24 – Upper deck – cushion(?); lower deck – front porch – 5 gal bucket w/trashbag; foliage plant toppled over. Monitoring.

7979 – 8/29/24 – Lawn maintenance – mow; otherwise lawn has significantly improved this season. 7/27/24; 7/12/24 – Lawn improved significantly. Best lawn appearance in a number of years for this Unit. Simple, basic, though just right. Almost a perfect lawn. Congrats! Monitoring. ~~6/20/24 – Lawn requires active maintenance more than mowing/ monitoring. Weed growing from underneath front garage trim panel.~~
~~Resolved 6/20/24 5/16/24 (monitoring): 3/6/24 – Vehicle storage – Van/tan clear snow from driveway edge of vehicle. Vehicles/trailers Parked in the driveway, must not appear to be stored (e.g., cannot have a car protective cover; cannot be covered in snow during the snow season).~~

7980 - Rental – 8/29/24 – Chronic Guest parking abuse. Vehicles to this Unit is banned from guest parking due to excessive guest parking abuse. Fines to commence; vehicle at risk of being impounded. KMJ 478 Mazda CX-9. **\$50 fine assessed** - due to chronic on-going guest parking abuse. 9/4/24 – KFN 720 truck; 7/27/24 – Guest parking use – PMSI to send letter. Jeep Trail Hawk – North Dokata plate: 105 DSM; and all other vehicles at this Unit. Continued use of guest parking as overflow parking – fines to be assessed each occurrence. Vehicles at risk of being impounded.
7/27/24; 7/12/24 – Lawn improved – monitoring; ~~6/20/24 – Lawn requires active maintenance more than mowing/ weed maintenance – monitoring.~~
~~Resolved 8/29-24 – 7/27/24 – Upper window screen torn – requires repair.~~
~~Resolved 6/20/24 5/16/24 – Exterior miscellaneous items – **monitoring**;~~
~~4/12/24 – Vehicle storage – Truck No wrecked, inoperative, vandalized, or otherwise derelict appearing automobiles or trailers shall be kept, placed, stored or maintained anywhere within the community except within a Unit's garage. Monitoring (possibly rental) –~~
~~Resolved 4/12/24 3/6/24 – Trashed storage no additional reminders~~

7978 – 8/29/24 – Lawn/weed maintenance.; 7/27/24: Lawn/weed maintenance - lawn requires weed treatment. 6/20/24 – Lawn requires active maintenance more than mowing/ weed maintenance; ~~bush front lawn requires pruning of dead twigs – monitoring.~~
~~Resolved: 8/29/24: 7/27/24 – Trashed storage – no additional reminders; Bush front lawn prune dead twigs;~~
~~Resolved: 7/12/24: 5/16/24 (door tag notice) – Shovel side of Unit; ice melt bucket front porch. 5/16/24 – Bush front lawn – monitoring.~~

7965 – 8/29/24 – Lawn/weed maintenance; area along driveway required active maintenance. Area has small pebble rocks scattered throughout the area.
~~7/30/24 – Homeowner provided update/area along driveway's edge and front walk – monitoring~~
~~7/27/24; 7/12/24 – No change in area of concern dated 6/20/24; Homeowner provided a deadline of 7/31/24 to bring area along driveway and front walk into compliance. Design review form provided to homeowner. Homeowner will be assessed a fine on 8/1/24 in the event the area is not in compliance and/or the homeowner has not been in contact with PMSI for an extension.~~
~~6/20/24 – Lawn – area along driveway edge and front walk – submit lawn care plan to PMSI regarding intentions for this area. Cannot remain as it.~~
~~Resolved 5/16/24 ; 3/6/24 – On street parking – homeowner placed on notice.~~
~~Fines to commence each infraction where there is on street parking and the vehicle is not being actively loaded/unloaded. Vehicle is at risk of being impounded. Monitoring.~~

7965 – ~~Resolved 4/12/24 3/6/24 – Trashed storage – no additional reminders;~~

7963 – ~~7/27/24 – pavers – weeds beginning to reveal. Monitoring.~~

6/25—homeowner has installed pavers along the driveway’s edge; indicated will treat lawn/weeds, and remove shrubby that’s in poor condition—monitoring
6/20/24—(door tag notice) Lawn/weed maintenance—lawn in poor condition.
Resolved 6/20/24; 5/16/24; 4/12/24—Upper deck storage: bags of trash; other miscellaneous items.
Fines to be assessed. Monitoring. 5/16/24: Guest parking—use (KAL 423) Dodge Nitro/Black.
7963 – Resolved 4/12/24 - 3/6/24 – child’s bicycle. If bicycle does not belong to homeowner; homeowner is responsible for discarding the bike from their property.
Resolved 5/16/24 4/12/24—“9” of 7962 Unit address is missing. Replace. Deadline May 15th.

7964 – 8/29/24 – Lawn/weed maintenance – no active weed treatment; 7/27/24; 7/12/24: (door-tag-notice) Lawn/weed maintenance. Lawn requires weed treatment.
Guest Parking: Work van: LCG Inc plate: EXB 354 –monitoring.
6/20/24 – Lawn requires active maintenance more than mowing – monitoring.

Total: 12

ASTONSHIRE

7958 – 8/29/24 – Lawn/weed maintenance – noticeable improvement since last inspection. Thank you!
Note: Excessive sump pump discharge pooling onto the roadway. HOA will assess area for remedy 2025.
7/27/24; 7/212/24 – Lawn/weed maintenance – improved – monitoring;
7/27/24; 7/12/24; 6/20/24 – dead spots; pet urine burns; maintain backyard area.
6/20/24—PMSI to send letter; Lawn—in poor condition –
NOTE: 7/27/24: In the event lawn and appearance of the lawn is not fully restored by Brookshire’s final summer inspection, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.
Resolved: 7/12/24 - Frashcan storage—no additional reminders

7960 – 8/29/24 – Lawn/weed maintenance – noticeable improvement since last inspection. Thank you!
7/27/24; 7/212/24; 6/20/24 – Lawn/weed maintenance – improved – monitoring;
Note: Excessive sump pump discharge pooling onto the roadway. HOA will assess area for remedy 2025
6/20/24—(door tag notice) Lawn requires active maintenance; front/side/back.
NOTE: 7/27/24: In the event lawn and appearance of the lawn is not fully restored by Brookshire’s final summer inspection, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.
Resolved: 7/12/24; 6/20/24—PMSI to send letter: appears to have moved shovels to back of Unit—PMSI to send letter; 5/16/24—(door tag notice)—Shovels side of Unit—store out of sight.
Resolved 5/16/24; 4/12/24—Front door—appears to be a holiday wreath? Homeowner should contact PMSI to verify or remove the wreath. Monitoring

7961 – Rental – Resolved 8/29/24; 7/27/24—(door tag notice)—clean chalk markings from structure of Unit.
Resolved 4/12/24 ; 3/6/24 – remove child toy from front lawn snow pile. Monitoring

7977 – 8/29/24 – Lawn/weed maintenance – noticeable improvement since last inspection; 7/27/24; 7/212/24 – Lawn/weed maintenance – improved – monitoring; 6/20/24 – (door tag notice) Lawn/weed maintenance
Resolved: 6/20/24; 5/16/24—Vehicle must have current registration—PMSI to check DMV records; if no current registration \$100 fine to be assessed; (3/22/24—letter from PMSI) 4/12/24; 3/6/24—Vehicle

~~storage— Nissan Altima—KCD 435 vehicle is assessed as being stored; is currently not registered. Registration expired 2023; Vehicles/trailers with expired tags or flat tires are considered inoperable. Remove vehicle from driveway store inside garage or off premises. Cannot be stored in driveway. Fines to be assessed.~~

7991 – 8/29/24 – Lawn/weed maintenance – lawn mostly weeds – no assertive weed maintenance; 7/27/24; 7/21/24 – Lawn/weed maintenance – improved – mostly weeds – monitoring; Weed maintenance. Consider Scott’s Turf builder weed and feed to combat weeds. Lawn is practically all weeds; 6/20/24 – ~~(door tag notice)~~ Lawn/weed maintenance
NOTE: 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire’s final summer inspection, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

7993 – Resolved: 7/12/24; 6/20/24 – ~~(door tag notice)~~; 5/16/24 – ~~Front porch— water bucket (store out of sight after each use).~~ Monitoring.

7992 - – Resolved: 7/12/24; 6/20/24 – ~~(door tag notice)~~ Lawn/weed maintenance; upper deck charcoal grill.

8021- Rental – 8/29/24 – Lawn/weed maintenance – lawn mostly weeds – no assertive weed maintenance 7/27/24; 7/21/24; 6/20/24 – Lawn/weed maintenance – improved – monitoring; Consider Scott’s Turf builder weed and feed to combat weeds. Lawn is mostly weeds; 6/20/24 – ~~(door tag notice)~~ Lawn/weed maintenance; area along driveway edge overrun with weeds monitoring.
NOTE: 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire’s final summer inspection, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.
Resolved 4/12/24 3/6/24 – ~~Front door— Christmas holiday wreath~~

8018 – 8/29/24 – Trashcan storage. No additional reminders. Fines to be assessed each occurrence.

8020 – 8/29/24 – Lawn – same feedback from last inspection. Weed maintenance curbside lawn; 7/27/24 – Lawn – (feedback only – no infraction re: lawn) – consider raising the mower to the next level to improve the appearance of lawn. Be mindful of weeds along driveway’s edge and front walk areas.

8038 – 8/29/24 – Lawn – acceptable; 7/27/24; 7/21/24 – Lawn/weed maintenance – monitoring; 6/20/24 – Lawn/weed maintenance – monitoring Resolved: 6/20/24; 5/16/24 – ~~Trashcan storage— no additional reminders~~

8040 Rental – 8/29/24 – Lawn/weed maintenance – no active care – **fine assess \$100**; 7/27/24; 7/21/24 – Lawn/weed maintenance – lawn remains out-of-compliance with Brookshire landscape guidelines –**fine assess \$50**; Consider Scott’s Turf builder weed and feed to combat weeds. Lawn is practically all weeds. 6/20/24 – (door-tag notice) Lawn/weed maintenance

8040- Rental – Throughout the spring/summer – minimal lawn care maintenance.
Resolved 8/29/24: ~~Fence: PMSI to send letter with reason timeframe to have fence repaired: Sept 30, 2024; fines to commence if no communication from homeowner and/or homeowner designee and in the event the fence is not repaired by the deadline imposed. 6/20/24; 5/16/24 – Fence— in need of maintenance and repair (monitoring).~~

8039 – 8/29/24 – Lawn/weed maintenance – no assertive improvements. All aspects of your lawn must be maintained including areas outside the fence (side/back yard areas) – no additional reminders – fines to be assessed in the upcoming spring/summer season in the event these areas are out-of-compliance; 7/27/24; 7/21/24 – Lawn/weed maintenance – monitoring; Consider Scott’s Turf builder weed and feed to combat weeds. Lawn mostly weeds. Consider raising the mower to the next level to improve appearance of lawn; Current setting presents too low. 6/20/24 – ~~(door-tag notice)~~ Lawn/weed maintenance.
7/27/24; 7/21/24/ 6/20/24 – Must maintain backyard area outside of fence. No additional reminders.
Resolved: 3/18/24 - 3/6/24 – ~~Front door – Christmas holiday wreath~~

8041 – 8/29/24 – Lawn/weed maintenance – no assertive improvements. 8/29/24 – Lawn/weed maintenance – no assertive improvements. All aspects of your lawn must be maintained including areas outside the fence (side/back yard areas) – no additional reminders – fines to be assessed in the upcoming spring/summer season in the event these areas are out-of-compliance; 7/27/24; 7/21/24 – Lawn/weed maintenance – monitoring; Consider Scott’s Turf builder weed and feed to combat weeds. 6/20/24 – ~~(door-tag notice)~~ Lawn/weed maintenance. 7/27/24; 7/21/24/ 6/20/24 – Must maintain backyard area outside of fence. No additional reminders. 6/20/24 – (door-tag notice) Lawn/weed maintenance

Total: 10

BROOKSHIRE LP

2596 – 8/29/24 – Lawn/weed maintenance – minimal improvement; 7/27/24; 7/12/24 – Lawn/weed maintenance; no noticeable improvement to lawn since door-tag-notice on 6/20/24 – PMSI to send letter. 6/20/24 – (door-tag notice) Lawn/weed maintenance. Lawn present dry. Water regularly.
NOTE: 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire’s final summer inspection, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.
Resolved 8/29/24: ~~Homeowner must also clear the grass from around the beehive storm drain grate and from cracks curbside of the driveway.~~
Resolved 5/16/24 4/12/24 – ~~Damaged garage door; requires repair. July 31st deadline.~~

2580 – 8/29/24 – Lawn/weed maintenance – minimal improvement 7/27/24; 7/12/24 – Lawn/weed maintenance; minimal improvement to lawn since door-tag-notice on 6/20/24 – PMSI to send letter.
NOTE: 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire’s final summer inspection, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.
6/20/24 – (door-tag notice) Lawn/weed maintenance. Lawn present dry. Water regularly. Consider Scott’s turf builder rapid grass sun and shade mix. Lawn must show improvement by next inspection in two-weeks (July 11th).
Resolved 7/12/24: ~~Tree front lawn – trim hanging dead branches.~~

2578 – 8/29/24 – Lawn/weed maintenance – minimal improvement; 7/27/24; 7/21/24 (door-tag-notice) – Lawn/Weed maintenance; minimal improvement since 6/20/24; Consider Scott’s turf builder – weed & feed to combat the weeds. Lawn must show improvement by next inspection 8/15/24.
6/20/24 – Lawn/weed maintenance - monitoring

2560 – 8/29/24 – Lawn/weed maintenance – minimal improvement; 7/27/24; 7/21/24 (door-tag-notice) –

Lawn maintenance; minimal improvement since 6/20/24; area along driveway edge requires active maintenance. Barrier along driveway edge overgrown with grass/weeds. Remove, doesn't appear to serve a purpose. Lawn must show improvement by next inspection 8/15/24.
6/20/24 – Lawn/weed maintenance - monitoring

- ~~2558~~ – 8/29/24 – Trashcan storage – no additional reminder.
8/29/24 – Driveway extension – requires active weed maintenance
9/12/24 – Guest parking – black Nissan Infinity. Unit will be automatically assessed fines in the event guest parking is being abused.
7/27/24 – Thank you for such beautiful improvements to your lawn and the maintenance to your driveway extension. 6/20/24 – (door-tag-notice) – Driveway extension – requires weed maintenance – monitoring.
Resolved: 7/12/24
~~6/20/24 – other area of lawn – monitoring
5/16/24 – (door tag notice) – Guest parking – discontinue. Fines to be assessed; vehicles at risk of being impounded.
6/20/24; 5/16/24 – monitoring: 4/18/24; 4/12/24 – On street parking. No additional reminders – fines to commence re: on street parking~~
- 2558 – Resolved 5/16/24 3/6/24 – Reminder: Must bring driveway extension into compliance by 5/15/24 – next fine \$100. Reference letter dated 11/21/23.

~~2540~~ – 8/29/24 – Black filled trash bag. Monitoring. Next trashcan infraction \$100.
7/27/24; 7/12/24 – Trashcan storage. ~~\$50 fine assessed.~~

~~2540~~ – 6/20/24 - monitoring; 5/14/24 - (4/26/24; 3/23/24 – letter from PMSI) 4/12/24 – on-street parking. Fines to be assessed \$100.

~~2540~~ – 6/20/24 – monitoring; 5/16/24 (door tag notice & letter from PMSI) 4/12/24 – Guest parking — all vehicles affiliated with this Unit – monitoring.

~~2540~~ – 6/20/24; 5/16/24 (door tag notice & letter from PMSI) – Lawn modification – requires design review. 3/23/24 – Garage repair. Deadline April 30th. Resident reports garage door is broken cannot store trashcan out of sight. Homeowner has 30-days to determine alternative to store trashcan out of sight. After 30 days, fines will commence each week the trashcan is not stored out of sight.

3/6/24 – Several infractions

- On-street parking – homeowner placed on notice. Fines to commence each infraction where there is on-street parking and the vehicle is not being actively loaded/unloaded. Vehicle is at risk of being impounded.

Resolved 5/16/24: 4/12/24 – Holiday decoration: Garland, wreath, holiday lights, can tree front porch.

~~2538~~ – 8/29/24 – Upper deck storage – cooler – monitoring; Driveway extension curbside requires attention.

~~2538~~ – 8/29/24 – Lawn/weed maintenance – improved; 7/27/24; 7/12/24 – Lawn/weed maintenance; minimal improvement to lawn since door-tag-notice on 6/20/24; Lawn requires more than mowing. Consider Scott's turf builder weed and feed.

NOTE: 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire's final summer inspection, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

6/20/24 – (door-tag notice) Lawn/weed maintenance;

Resolved: 8/29/24 - Driveway extension unkempt treat weeds germinating between pavers – PMSI to send letter.

Resolved 7/12/24: ~~6/20/24 area at front walk overgrown with weeds around the wooden flower pot. If no plans to plant flowers, remove store out of sight.~~

Resolved 4/12/24 Unit for sale: 3/6/24 – ~~Trashcan storage – no additional reminders~~

2522 – 8/29/24 – Lawn requires active weed maintenance; 7/27/24; 7/12/24 – Lawn/weed maintenance; minimal improvement to lawn since door-tag-notice on 6/20/24; Lawn requires more than mowing. Consider Scott's turf builder weed and feed – PMSI to send letter.

NOTE: 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire's final summer inspection, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

6/20/24 – (door-tag notice) Lawn/weed maintenance

2520 – 8/29/24 – Lawn requires active weed maintenance; 7/27/24 – Lawn/weed maintenance – improvement – monitoring; 6/20/24 – (door-tag notice) Lawn/weed maintenance;

Resolved 4/12/24 3/6/24 – ~~child slide stored on top of front lawn snow pile – store out of sight when not actively in use. Monitoring.~~

2500 – 8/29/24 – Lawn requires active weed maintenance; Tree trimmed branches piled base of tree; portable wire fence overgrown with weeds; Lawn poor appearance.

7/27/24 7/12/24 – Lawn/weed maintenance – monitoring.

2482 – 8/29/24 – Lawn requires active weed maintenance; Driveway extension poor condition, unkempt, overgrown with weeds. Exterior of property, miscellaneous items strewn about – not actively in use. Battery; wood blocks stored next to garage – monitoring.

7/27/24; 7/12/24 – Lawn/weed maintenance – monitoring. Driveway extension sections overgrown with weeds. 7/24/24 – Both trashcans curbside – next observation fine will be assessed. Cans must be stored out-of-sight date of collection. 6/23/24; 6/20/24 – Recycle trashcan curbside – monitoring. If continued curbside outside of day of collection– fine to be assessed. 5/23/24 – Trashcan curbside; 4/19/24 – Trashcan storage – no additional reminders

2482 – ~~Resolved 5/16/24: 4/19/24 – Several miscellaneous items strewn about the property: 5 gal bucket side of Unit/middle of lawn; child's roller scooter driveway; gas container front of garage; manual air pump(?), several other items – Monitoring~~

2480 – 8/29/24 – continuous improvement. Area along driveway's edge sparse; 7/27/24; 7/12/24 – Lawn/weed maintenance – improvement – monitoring; 6/20/24 – (door-tag notice) Lawn/weed maintenance;

Resolved 6/20/24: ~~5/16/24 – Trashcan storage – no additional reminders~~

2462 – Resolved: 7/12/24: ~~6/20/24 – (door tag notice) Lawn/weed maintenance;~~

Resolved 4/12/24 3/6/24 - ~~Trashcan storage – no additional reminders. Monitoring~~

2460 – ~~Resolved: 7/27/24; 6/20/24 – Lawn – area along driveway edge – monitoring.~~

2402 – 8/29/24 – Lawn/weed maintenance – slight improvement from last inspection. PMSI to send letter re: Driveway extension requires upkeep in compliance with the driveway extension guidelines. The outer edges of extension is overgrown with weeds.

8/29/24 – Lawn – (feedback only) – consider raising the mower to the next level to improve the appearance of lawn 7/27/24; 7/12/24 – Lawn/weed maintenance – improved – monitoring. Driveway extension sections overgrown with weeds. 6/20/24 – (door-tag notice) Lawn/weed maintenance;

2400 – 8/29/24 – Lawn/weed maintenance improved. Small rocks curbside in the street (monitoring – to ensure rocks are repositioned back on property and not in the road); 7/27/24 – Weed maintenance – monitoring; Resolved 8/29/24: ~~dried grass clippings curbside rake/discard.; small rocks curbside overgrown with grass/weeds.~~

2386 – 8/29/24 – Lawn continues to improve; not enough time to fully restore to an acceptable condition before fall season. 7/27/24; 7/11/24 – Lawn improved; still has dead spots; lawn must be completely restored by final inspection. 6/20/24 – (door-tag notice) /PMSI to send letter - Lawn maintenance; Lawn – in poor condition – dead spots; pet urine burns; lawn must show improvement by next inspection within two-weeks (July 11th).

NOTE: 7/27/24: In the event lawn and appearance of the lawn has not improved by Brookshire’s final summer inspection, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

Resolved 7/12/24; 6/20/24: ~~Upper deck trash bag.~~

Resolved 5/16/24 4/19/24 ~~Trashean storage no additional reminders~~

2384 – 7/27/24: Beautiful transformation! Perfect in every way!! Congrats!! ☺

Resolved 6/20/24: 5/16/24 ~~Change of ownership compliance deadline extended until 6/30/24;~~

~~Resale Certificate: provided deadline of 5/15/24.~~

~~3/6/24 Reminder: Must bring lawn into compliance by 5/15/24 next fine \$100. Reference letter dated 7/13/23.~~

2384 – Resolved 5/16/24 4/12/24 ~~Front porch bag of trash monitoring~~
~~Unit for sale~~

2366 – 8/29/24 – Areas noted on 7/27/24 – improved due to lawn not actively maintained throughout the summer season, homeowner is required to submit a lawn care plan, as to their plan to maintain the lawn and the metal flower gardens to an acceptable condition in compliance with the landscape guidelines. In the coming summer spring/summer season 2025, the HOA will not continue to remind the homeowner that the metal flower garden requires “active” maintenance. Instead, the HOA will have the homeowner to return the lawn to its original condition removing the metal flower gardens.

7/27/24 – PMSI to send letter: Lawn requires active maintenance. Lawn unkempt; requires weed maintenance. Foliage in each respective barrel [metal flower garden] not actively maintained as evidenced by stray weeds and grass overgrowing the foliage. If lawn and barrels [metal flower gardens] continues to be unkempt, HOA will have homeowner to return lawn to its original condition. Lawn must show improvement by next inspection within two-weeks (Aug 15th).

2366 – 6/20/24 – (door-tag notice) Lawn – not neat in appearance. If areas of lawn cannot be neat in appearance remove the barrels [metal flower gardens] from the lawn. Base of barrels being overgrown with weeds.

2346 – Resolved: 7/27/24; 6/20/24 ~~(door-tag notice) Lawn area along driveway extension requires active maintenance; piece of card board front of garage (monitoring).~~

2322 Rental – 8/29/24 – Lawn/weed maintenance.

2322 Rental – Resolved 5/16/24 ; 4/12/24 ~~Trashean storage no additional reminders.~~

2322 Rental 3/6/24; ~~Upper deck sliding screen door off track. Monitoring~~

2322 Rental – Resolved 4/12/24 3/6/24 ~~upper deck storage oversize black trash bag; other miscellaneous items; Blinds lower front porch window blind repair~~

- 2308** – 8/29/24; 7/27/24; 7/12/24 – (door-tag-notice) – Lawn/weed maintenance. Lawn requires active maintenance more than mowing. - Lawn – (feedback only) – consider raising the mower to the next level to improve the appearance of lawn.
 Resolved 8/29/24: 7/27/24; 7/12/24 – (door tag notice) – dead twig bush front lawn remove
 Resolved 6/20/24: 5/16/24 – (door tag notice) – Shovels; ice melt front porch – store out of sight.
- 2306 – 8/29/24 – Lawn improved – almost weed free. Thank you! - Lawn – (feedback only) – consider raising the mower to the next level to improve the appearance of lawn 7/27/24 – Lawn/weed maintenance – monitoring; Door tag notice 6/20/24 – (door-tag notice) Lawn/weed maintenance;
- 2306 – Resolved 8/29/24; 7/27/24; 7/20/24 – (door tag notice) – remove charcoal grill from street. Must be maintained in your driveway even when actively in use. No additional reminders. Fines to commence.
- 2290** - 8/29/24 – driveway extension unkempt, no change from 7/2/24 –letter from PMSI - **\$50 fine assessed**. Driveway extension must be neat in appearance or return the extension to its original state before the extension was installed.
 8/29/24 – Front porch storage – fan (monitoring);
 8/29/24; 7/27/24; 7/2/24; 6/20/24 driveway extension must be maintain – D-1 gravel unkempt at driveway edge (gravel scattered into the street); 7/27/24: monitoring 6/20/24 – (door-tag-notice) PMSI to send letter: Lawn/weed maintenance; driveway extension must be maintain – D-1 gravel unkempt at driveway edge (gravel scattered into the street);
 Resolved: 7/27/24: 6/20/24 – upper sliding screen door requires repair.
 Resolved 8/29/24: 7/27/24 – Trashcan storage – no additional reminders.
- 2288 – Resolved: 7/12/24: 6/20/24 – (door tag notice) – bush front lawn requires pruning of dead twigs.
- 2265 – Resolved 8/29/24: 7/27/24; 7/12/24 – PMSI to send letter – three foot patch of grass/weeds along driveway extension. Small boulder, curbside, overgrown with weeds. Driveway extension requires weed maintenance.
 Homeowner will need to submit a design review if this area is to be preserved; otherwise must mow this area keeping it consistent with others of the lawn.
 6/20/24 – (door tag notice) Lawn/weed maintenance; front/side/backyard
- 2263 – Resolved 8/29/24: 7/27/24; 7/12/24 – Lawn/weed maintenance – improved – monitoring; 6/20/24 – (door tag notice) Lawn/weed maintenance; front/side/backyard; consider Scott’s turf builder rapid grass sun & shade mix.
- 2266 – 8/29/24 – Lawn/weed maintenance – noticeable improvement.; - Lawn – (feedback only) – consider raising the mower to the next level to improve the appearance of lawn; 7/27/24; 7/12/24 – Lawn/weed maintenance – improved – monitoring; 6/20/24 – (door-tag notice) Lawn/weed maintenance; consider Scott’s turf builder rapid grass sun & shade mix.
- 2259** – 8/29/24 – Lawn/weed maintenance – noticeable improvement; 7/27/24; 7/20/24; 7/12/24 - Lawn/weed maintenance – improved – monitoring; 6/20/24 – (door-tag notice) Lawn/weed maintenance.
 8/29/24 – Miscellaneous items scatter about the front porch; cups and other items stored in downstairs window sill that can be seen from the street. Lower window blinds or remove items from the window sill (monitoring).
 Resolved 8/29/24: 7/27/24; 7/12/24 – Miscellaneous storage (coolers, lawn mower, garden tools, other

unidentifiable items) — monitoring. In the event items are stored in-sight next inspection PMSI to send letter

Resolved 8/29/24: 7/27/24; 7/20/24; 7/12/24; 6/20/24 — PMSI to send letter: Guest parking abuse Guest parking abuse — discontinue using guest parking as overflow parking (KLP 295 — Chevy Equinox) — fines to commence; vehicle at risk of being impounded. All other vehicles registered to this Unit are prohibited from using guest parking due to years of guest parking abuse. Fines will commence each time any vehicle from this Unit is parked in guest parking and all are at risk of being impounded. No fine reversal will be granted when fined for parking in guest parking.

2258 — 8/29/24 — Lawn/weed maintenance — minimal improvement. 7/27/24; 7/12/24; 6/20/24 Lawn/weed maintenance;

8/29/24 — Improved - monitoring; 7/27/24; 7/12/24; 6/20/24 area along driveway edge overgrown with weeds; 7/27/24; 7/12/24; 6/20/24 - planter box at front walk — monitoring ~~unempt~~

Resolved 8/29/24: 7/27/24; 7/12/24 — ~~Trashean storage — fine \$50.~~ Homeowner received formal notice on 7/2/24. 7/27/24; 7/12/24 — all infractions noted on 7/2/24 — formal letter; and door tag notice 6/20/24 — ~~fine \$50 6/20/24 — (door tag notice) PMSI to send letter; trashcan stored in backyard — store out-of-sight. No additional reminders.~~

Resolved: 7/12/24: 6/23/24 — front porch — 5 gal orange bucket (monitoring); coolers stored in backyard — store out-of-sight.

2257 - Rental— Resolved: 7/27/24; 7/12/24 - 6/20/24 (door tag notice) PMSI to send letter; area along driveway edge overgrown with weeds, restore, replace, or remove. Area must show improvement by next inspection July 11th. Backyard requires moving — monitoring

Resolved 5/16/24 3/6/24 — Guest parking use — work (Utility van) vehicle. Continued abuse of guest parking fines to commence with work vehicle at risk of being impounded.

2252 — Resolved 6/20/24: 5/16/24 — Upper deck — water cooler — monitoring.

2253 — Resolved: 7/27/24; 7/12/24 6/20/24 Lawn/weed maintenance monitoring.

2251 — 8/29/24 — Significant Improvement. Thank you! Please extend this level of maintenance next spring/summer season. Ensuring your pets does not urinate on your front lawn. Empty flower pots must be maintained with foliage otherwise store out of sight; 7/27/24; 7/12/24 — Lawn/weed maintenance — improved — monitoring; ~~In the event lawn does not continue to improved a fine will be assessed due to not actively maintaining the lawn.~~

8/29/24 (**); 7/27/24; 7/12/24 — Empty flower pots at front walk — remove or plant foliage — monitoring. Next season, will be required to remove if not maintained.

6/20/24 — (door-tag notice) PMSI to send letter; Lawn maintenance; Lawn — in poor condition — dead spots; pet urine burns; area at front walk; lawn must show improvement by next inspection within two-weeks (July 11th). Informed to keep pets from eliminating on front lawn; consider Scott's turf builder rapid grass sun and shade mix. Do not allow pets to trespass onto neighbor's lawn to eliminate. Fines to commence if continued trespassing onto neighbor's lawn.

NOTE: 7/27/24: In the event lawn and appearance of the lawn is not fully restored by Brookshire's final summer inspection, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

2248 — Resolved 8/29/24: 7/27/24 — ~~Trashean — monitoring; 7/12/24 — Trashean curbside; 6/20/24 — Trashean storage — no additional reminders.~~

2246 – Rental – 9/5/24 – Trashcan storage – no additional reminders.

2246 – Rental – 8/29/24 – Lawn/weed maintenance – improved; rocks curbside overgrown with grass/weeds; 7/27/24; 7/12/24 – Lawn/weed maintenance – improved – monitoring; In the event lawn does not continue to improve a fine will be assessed due to not actively maintaining the lawn. 6/20/24 – (door-tag notice) PMSI to send letter; Lawn maintenance; Lawn – in poor condition – dead spots; pet urine burns; lawn must show improvement by next inspection within two-weeks (July 11th). Informed to keep pets from eliminated on front lawn; consider Scott’s turf builder rapid grass sun and shade mix

NOTE: 7/27/24: In the event lawn and appearance of the lawn is not fully restored by Brookshire’s final summer inspection, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

Resolved 5/16/24 4/12/24 – ~~Holiday lights – remove.~~

2247 – 8/29/24 – Lawn/weed maintenance – lawn deteriorated since last inspection. Does not appear to be actively maintained. 7/27/24; 7/12/24 – lawn/weed maintenance – improved – monitoring; 6/20/24 – (door-tag notice) – Lawn/weed maintenance; Neighbor at 2251 placed on notice to discontinue allowing their pets to trespass onto your property. Consider installing a no dig decorative fence similar to 2400 Brookshire lp placing it along the property line between your and 2251 to prevent their pets from trespassing onto your property. As a homeowner, you are responsible for the condition of your lawn. Resolved 7/12/24: ~~ladders stored side of Unit must be stored out of sight and not in your backyard.~~

2245 – Resolved: 7/27/24; 7/12/24 – ~~6/20/24 – Lawn maintenance – monitoring.~~

2242 – 8/29/24 – Lawn/weed maintenance – improved; 7/27/24; 7/12/24 – lawn/weed maintenance – improved monitoring 6/20/24 – (door-tag notice) – Lawn/weed maintenance; Uncertain if neighbor at 2246 is allowing their pet to trespass onto your property? Consider installing a no dig decorative fence similar to 2400 Brookshire lp placing it along the property line between your and 2246 to prevent their pets from trespassing onto your property. As a homeowner, you are responsible for the condition of your lawn. Resolved: 8/29/24 - 7/27/24; 7/12/24 – Monitoring – Driveway extension – PMSI to send formal notice in the event weed maintenance has not been followed through on regarding driveway extension. Driveway extension must be maintained, kempt, and neat in appearance. Cannot be overgrown with weeds. 6/23/24 – Driveway extension – curbside/D-1 gravel requires weed maintenance (monitoring).

2240 – Rental – 8/29/24 – Lawn/weed maintenance – no noticeable improvement since last inspection. Lawn requires active maintenance, more than mowing. 7/27/24; 7/12/24 – Lawn/Weed maintenance – improved – monitoring; In the event lawn does not continue to improved a fine will be assessed due to not actively maintaining the lawn. 6/20/24 – (door-tag notice). PMSI to send letter. Lawn/weed maintenance. Lawn present dry. Water regularly. Consider Scott’s turf builder rapid grass sun and shade mix. Lawn must show improvement by next inspection in two-weeks (July 11th).

NOTE: 7/27/24: In the event lawn and appearance of the lawn is not fully restored by Brookshire’s final summer inspection, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

Resolved 5/16/24 4/12/24 – ~~Upper deck storage – monitoring.~~

2241 – 8/29/24 – Lawn maintenance - tire ruts along driveway’s edge; lawn overgrown with weeds; Lawn appear to have deteriorated since the last inspection; 7/27/24; 7/12/24; 6/20/24 – Weed maintenance; overall lawn in very good condition – monitoring.

2239- 8/29/24 – Lawn/weed maintenance – noticeable improvement. Thank you! 7/27/24; 7/12/24 – lawn/weed maintenance – improved – monitoring; In the event lawn does not continue to improved a fine will be assessed due to not actively maintaining the lawn. 6/20/24 – (door-tag notice). PMSI to send letter. Lawn/weed maintenance. Lawn present dry. Water regularly. Consider Scott’s turf builder rapid grass sun and shade mix. Lawn must show improvement by next inspection in two-weeks (July 11th).

NOTE: 7/27/24: In the event lawn and appearance of the lawn is not fully restored by Brookshire’s final summer inspection, homeowner will be required to submit a lawn care plan no later than April 30, 2025 for the 2025 spring/summer season.

Total: 27 _____

XXXX – Required to submit lawn care plan **No later than April 30, 2025**

NOTE: In the event a lawn care plan is not submitted by April 30, 2025 – the homeowner risk being fined immediately as per the lawn care plan letter (to be mailed October 2024), in the event there is a lawn infraction for the reason the lawn care plan was required.

DUNCANSHIRE

2309 – Lawn care plan submitted via email: 8/8/24

2351 –

2353 –

2401 –

2425 [Rental]

2447

2449

2465 [Rental]

2489 [Rental]

2503

LOCHENSHIRE

2481 –

2482 – [Rental]

2480 –

2462 –

2443 [Rental]

2441 [Rental]

2442 –

2440 –

HILLSHIRE

7989 –

7971 –

7955 –

HAVENSHIRE

2437 –

2439 –
2477 –
2479 –

NORMANSHIRE

8045 –
8044 –
8022 Rental –
7995
7981 Rental
7978 –
7965 –
7964 –

ASTONSHIRE

7958 –
7959 –
7960 –
7991 –
8021 Rental –
8040 Rental –
8039 –
8041 –

BROOKSHIRE

2596 –
2479 –
2580 –
2578 –
2560 –
2538 –
2522 – Lawn care plan submitted via email: 8/21/24
2520 –
2500 –
2482 –
2386 –
2366 –
2322 –
2308 –
2258 –
2251 –
2246 Rental –
2247 –
2240 Rental –
2241 –
2239 –