



Inspection Report – June 25th 2025

Lawn of the Month: 2540 Brookshire Lp



Pet owners/Violators: Pets must be on a short leash whenever walking within Brookshire. Pets are not allowed to trespass (explore) onto neighboring lawns and/or driveways. Pets that trespass (explore) onto someone else's property are in violation of the house rules; and the homeowner where that pet resides will be at risk of a fine. Several complaints have been reported of dog walkers allowing pets to eliminate and trespass on their property—despite the lawn is covered in snow – **DO NOT** allow your pet to trespass onto anyone's property

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 December 2024), in the event the lawn infraction is the reason the lawn care plan was required.

Color/Code Key:

- XXXX** – Door Tag notice
- 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 or Pending PMSI response.
- (**)** - Will be required to remove if not actively used/maintained

DUNCANSHIRE – LAWN OF THE STREET: 2329 CONGRATULATIONS



2291 6/25/25[door tag notice 7/3/25] – Weed whack weeds/grass growing around water/catch basin.

2309 Lawn care plan submitted via email: 8/8/24
[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. 8/29/24: Base of small tree overgrown with grass]
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: 4/30/25; 3/13/25 – ~~Upper front window Christmas décor; upper deck – 5gal bucket~~

2329 – **Duncanshire:** Best Lawn award: Beautifully manicured lawn. 100pct compliance with the landscape guidelines.

2331 Rental – 6/25/25 – Lawn/weed maintenance; lawn has broken twigs scatter around catch/water basin.
PMSI to send letter. Continued infractions – fines to be assessed.
Resolved: 3/13/25; 1/30/25 – ~~Holiday décor – Christmas wreath front door.~~

2351 – Deadline to submit lawn care plan 4/30/25
[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. Decorative rocks must be kept free of weeds otherwise remove decorative rocks provide weed treatment to this area restoring it to its original condition; 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.

2351 – 6/25/25- Lawn/weed maintenance: lawn out-of-compliance **Fine assessed: \$50.**
Resolved: 6/25/25; 6/2/25 – ~~Trashean storage – no additional reminders~~
Resolved: 1/30/25: 10/19 – 11/21: ~~Upper deck storage: cooler – store out-of-sight.~~

2353 – Deadline to submit lawn care plan 4/30/25
[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.]
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: 6/2/25; 4/30/25 – ~~Upper deck storage: Grill cover. Store cover over grill when not in use or remove cover from upper deck; sauce pan; alcohol beverage box/storage; black cloth on chair. No additional reminders regarding upper deck storage.~~

2353 – 6/25/25- Lawn/weed maintenance: lawn out-of-compliance **Fine assessed: \$50.**

2367 – Resolved: 1/30/25: ~~10/19—11/21/24—Sliding screen door—affix or store out-of-sight.~~

2369 – Resolved: 1/30/25: ~~10/19/24—Upper deck storage: cooler. Store out-of-sight.~~

2391 6/25/25[door tag notice 7/3/25] – Weeds growing underneath front porch /step area.

2401 – Deadline to submit lawn care plan 4/30/25
[8/29/24; 7/27/24; 7/12/24 – Lawn/weed maintenance – monitoring; 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.

2401 – 6/25/25- Lawn/weed maintenance: lawn out-of-compliance. Next inspection fine to be assessed in the event lawn remains out-of-compliance.
Resolved: 6/25/25: ~~Jan 2025—monitoring: 11/21—current: Guest parking: GMC—Terrain—JWM 663 and all other vehicles to this Unit. Vehicles at risk of being impounded.~~

2403– 4/30/25; 3/15/25; 3/13/25; 3/6/25, Feb 25 – Guest parking use: LGM 971 – Hyundai; DCF 484 –Kia; another grey sedan; and all other vehicles. Vehicles at risk of being impounded.

2403– 4/30/25 – Monitoring; 1/30/25 – Upper sliding door blinds - missing slats – repair/replace no later than April 30, 2025.

Resolved: 3/13/25: ~~2/8/25—trash bag of trash—upper deck; 1/30/25—cardboard box—Upper deck storage: \$50 fine to be assessed; 11/21/24; 11/30/24—Upper deck storage (appears to be part of a table or pool table). 1/30/25—Trashean storage: \$100 fine to be assessed. 11/15/24—Trashean storage. \$50 fine assessed.~~

~~6/20/24—Trashean storage—no additional reminders~~

2425 – Rental– Deadline to submit lawn care plan 4/30/25

[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.

2425 – 6/25/25- Lawn/weed maintenance: lawn out-of-compliance **Fine assessed: \$50.**

2425 6/25/25[door tag notice 7/3/25] – Remove broken child's chair from front porch. Store out-of-sight.

Resolved: 6/2/25: ~~4/30/25—Trashean storage: \$100 fine assessed.~~

Resolved: 3/13/25: ~~1/30/25; 11/21/24—Holiday decoration—Halloween upper deck (skeleton);~~

Resolved: 3/13/25: ~~1/30/25—Trashean storage: \$50 fine to be assessed 10/31/24—Trashean storage—no additional reminders.~~

~~7/12/24—Trashean storage—monitoring;~~

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.

Resolved 5/16/24 - 4/12/24—Upper deck storage – food boxes; beverage storage.

~~Cannot be stored in driveway.~~

~~3/6/24—Upper deck storage—bag of trash, 5gal bucket.~~

2447 – Lawn care plan submitted via email: March per the homeowner email dated 6/29/25
[–8/29/24 – Lawn/weed maintenance; lawn – decorative rock area along driveway edge/curbside unkempt and overrun with weeds.]
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.
3/27/25 – Fine reversal: 3/13/25 – ~~Fine pending \$50~~; 1/30/25 – Upper deck storage – vacuum, mop, cardboard tray box, ladder.
3/27/25 – Fine reversal: 3/13/25 – ~~Fine pending \$50~~; 1/30/25 – Holiday décor – Christmas wreath front door. PMSI to send letter.
Resolved: 4/30/25; 3/13/25 – ~~5gal bucket front walk; upper deck storage – coolers; dog food; items noted on 1/30/25.~~
Resolved: 4/30/25; 1/30/25 – ~~pet waste bags stored corner of garage door – monitoring.~~

2449 - Rental – Deadline to submit lawn care plan 4/30/25.
[8/29/24 – Lawn/weed maintenance 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.

2449 - Rental – 6/25/25- Lawn/weed maintenance: lawn out-of-compliance **Fine assessed: \$50.**
Resolved: 3/13/25; 1/30/25 – ~~Upper deck: Patio panel dog door /affix or remove store out of sight; 5gal blue bucket.~~

2465 – Rental – Deadline to submit lawn care plan 4/30/25.
[8/29/24 – Lawn/weed maintenance; 7/27/24; 7/12/24 (door-tag notice) – Lawn/weed maintenance. Lawn requires weed maintenance – 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.

2465 - Rental – 6/25/25- Lawn/weed maintenance: lawn out-of-compliance **Fine assessed: \$50.**
Resolved: 4/30/25 3/13/25 – ~~\$50 fine assessed; 1/30/25; 11/21/24 – Holiday decoration – Halloween ceramic pumpkin front porch.~~

2467 – Resolved: 4/30/25; 3/13/25 – ~~Upper deck: storage – miscellaneous items not aligned with the house Rules.~~
Resolved 3/13/25: 1/30/25 – ~~Holiday decoration: Christmas lights: Remove all Christmas lights that are not clear/white lights – that can remain illuminated for the City of Lights; holiday wreath front door.~~
Resolved 11/21/24: 10/18/24 – ~~front porch storage – cooler.~~

2487 – Rental – Deadline to submit lawn care plan 4/30/25.
[8/29/24 – front walk patio pavers require weed maintenance; 8/29/24 - Lawn/weed maintenance. Lawn is overrun with weeds.
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.

2487 - Rental – 6/25/25- Lawn/weed maintenance: lawn out-of-compliance. Next inspection fine to be assessed

in the event lawn remains out-of-compliance.

2487 - Rental – 6/25/25[door tag notice 7/3/25] – Front walk pavers/weed maintenance. Area not neat in appearance.

Resolved: 6/2/25; 4/30/25 – Fence repair – gate door – deadline June 30th

Resolved: 3/13/25; 1/30/25 – Remove all holiday decoration – Christmas lights; upper deck Christmas displays.

Resolved: 1/30/25; 10/19 – 11/21 – Trashcan storage – no additional reminders.

2489 – Resolved: 4/30/25; 3/13/25 – Upper deck – sliding screen door – affix, or store out-of-sight.

2503 – Lawn care plan submitted via email: 3/23/25

[8/29/24 – Lawn/weed maintenance; 7/27/24; 7/12/24 – (door-tag-notice) – Lawn - area along driveway edge requires active 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.

2503 – 6/25/25 – verbal reminder to homeowner re: upkeep of property; 6/5/25; 4/30/25 – marginally kempt; 3/13/25; 1/30/25 – Monitoring: Oct/Nov – front porch; front lawn – excessive miscellaneous storage. Please store out of sight. No additional reminders re: exterior being unkempt. Fines to commence each occurrence.

Resolved: 6/25/25; 1/30/25 – Monitoring: 11/15; 11/21 – Trashcan storage: \$50 fine to be assessed.

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: 14

LOCHENSHIRE - LAWN OF THE STREET: PENDING

2483 – Resolved: 3/13/25; 1/30/25 – Upper deck sliding screen off track. Replace on track or remove storing screen out-of-sight.

Resolved: 1/30/25; 11/21/24, 11/15/24 – Trashcan storage. No additional reminders. Gas container corner of garage (monitoring).

2481 – 2/13/25 - Homeowner responded to restoring the pavers. Lawn is partially weeds. Homeowner will need to submit a care plan as to combating the weeds.

Deadline to submit lawn care plan 4/30/25.

2/13/25 – Homeowner's lawn care plan response is not fully acceptable. PMSI to clarify.

[8/29/24 – Lawn/weed maintenance; 7/27/24; 7/12/24: Lawn/weed maintenance – 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: 1/30/25; 11/21/24 – Upper deck storage: bag of trash – monitoring.

2482 - Rental – Deadline to submit lawn care plan 4/30/25.

[8/29/24; 7/27/24; 7/12/24; 6/20/24 – 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.

- 2480** – Lawn care plan submitted via email: 12/16/24
 [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.
- 2480** – 6/25/25- Lawn/weed maintenance: lawn out-of-compliance. Next inspection PMSI to send letter with fine reminder in the event lawn remains out-of-compliance.
 Resolved 3/15/25: 1/30/25 – ~~Trashean storage – no additional reminders.~~
- 2462** – Lawn care plan submitted via email: 4/30/25
 [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.
- 2462** – 6/25/25- Lawn/weed maintenance: lawn out-of-compliance. Next inspection PMSI to send letter with fine reminder in the event lawn remains out-of-compliance.
 Resolved: 6/25/25: 1/30/25 – Monitoring: 11/21/24; 11/15/24 – ~~Trashean storage. \$50 fine to be assessed~~
 Resolved: 6/25/25: 1/30/25 – Monitoring: 11/21/24; 11/15/24 – ~~ATV and trailer stored on front lawn. Remove stored out of sight. PMSI to send letter.~~
 Resolved 4/12/24 3/6/24 ~~Trashean storage no additional reminder; upper deck mis. 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.~~
 Resolved 5/16/24 4/12/24 – ~~Trashean storage – no additional reminders.~~
- 2463** – 6/25/25[door tag notice 7/3/25] – White decorative rocks requires active maintenance; It appears weed killer was applied, though no additional maintenance to remove the dead weeds. Excess debris curbside/ driveway require sweeping. These areas are not neat in appearance. If no improvements next inspection, PMSI to send letter with fine assessment reminder.
 Resolved 4/30/25 ; 3/13/25 – ~~Extension cord – remove.~~
- 2461 – Resolved 4/30/25; 3/13/25 – ~~Upper Deck: grill cover: \$50 fine assessed: 1/30/25 – Upper deck: Grill cover. Store cover over grill when not in use or remove cover from upper deck.~~
- 2443 Rental** – Deadline to submit lawn care plan 4/30/25
 [8/29/24: Lawn/weed maintenance. Area along driveway's edge requires active maintenance. Lawn Significant Improvement! Thank you! 7/27/24; 7/12/24: Lawn – improved]
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.
- 2443 Rental** – 6/25/25: All vehicles to this Unit is banned from guest parking: work van: KLE 510 GMC; JZL 536 Volkswagen. Fines to commence each occurrence eff: July 7 forward.
 May/June – Guest parking – LKT 275 GMC Sierra truck.
 Submit design review for driveway extension. Discontinue parking in guest parking.

2443 Rental – 6/25/25 – Storage: front porch – cooler. Monitoring.

2441 – Rental – Lawn care plan submitted via email 6/5/25

[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) – Weeds growing between openings of side steps.

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.

2442 – Deadline to submit lawn care plan 4/30/25

[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]

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.

2440 – Deadline to submit lawn care plan 4/30/25

[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; 6/20/24 – Lawn].

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.

2440 – 6/25/25- Lawn/weed maintenance: lawn out-of-compliance **Fine assessed: \$50.**

Homeowner encouraged to install barrier or portable wire fence to prevent dogs from trespassing/ eliminating on the lawn. Submit design review to PMSI.

Resolved: 1/30/25; 11/21/24 – Upper deck: Holiday decoration: pumpkin – monitoring

Total: 9

HILLSHIRE CT - LAWN OF THE STREET: 8015 CONGRATULATIONS



8017 – 6/25/25[door tag notice 7/3/25] – Affix sliding screen door to track or remove screen store out-of-sight.

Resolved: 6/5/25 – ~~curbside decorative rocks overgrown with weeds – provide weed treatment; or remove rocks from in front of curbside pavers Deadline June 26th.); must keep gate fence door closed when not actively in use – due to excessive storage stored side of Unit that can be seen from the street. No additional reminders regarding gate – fines to commence each occurrence.~~

~~3/13/25; 1/30/25 – Guest parking use – monitoring.~~

Resolved 4/12/24 ~~Trashean storage – no additional reminders;~~

8015 – **Hillshire:** Best Lawn award: Beautifully manicured lawn. 100pct compliance with the landscape guidelines.

- 7989** – Deadline to submit lawn care plan 4/30/25
 {8/29/24 – Lawn has improved. Lawn/weed maintenance; 7/27/24; 7/12/24 – 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; (8/15/24); 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.
- 7989** – 6/25/25- Lawn/weed maintenance: lawn out-of-compliance. Next inspection fine to be assessed in the event lawn remains out-of-compliance.
- 7989** – 6/5/25 - Monitoring – vehicle storage in driveway – BMW/black sedan
 Resolved 4/30/25- 4/8/25 – On street parking: \$50 fine assessed.
 3/13/25 – PMSI to send letter; 1/30/25: Monitoring: 11/21/24 – On street parking. Continue violation, fines to be assessed
- 7989** – 6/26/25 – Homeowner provided revised design review. 6/20/25 – Submitted design review. No extension granted nor requested. 5/1/25 – Clarification provided re: driveway extension; 4/9/25 – Reminder sent: 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.**
 Resolved 4/30/25 3/13/25 – Upper deck storage: \$50 fine assessed. Tarp. Remove store out of sight. No upper deck storage that is not aligned with the house rules.
 Resolved 1/30/25 :11/21/24 Guest parking abuse: LGA 143 Subaru Outback. Discontinue parking in Guest parking as overflow parking. Unit will be assessed a fine each violation with vehicles at risk of being impounded. Storage front porch: wooden board; upper deck storage: cooler store out of sight. PMSI to send letter.
 Resolved 5/16/24 4/19/24 – Trashcan storage – no additional reminders
- 7987** – 6/25/25 – Lawn/weed maintenance - monitoring
 Resolved: 6/2/25: 4/30/25 – Trashcan storage – no additional reminders.
 Resolved 5/15/25 – 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** – Lawn care plan submitted via email: 4/25/25
 {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. 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: 6/25/25: No additional reminders re: driveway extension upkeep: 5/3/25: Reminder mailed.
 Driveway extension requires upkeep and maintenance in compliance with the driveway extension guidelines. Deadline to bring driveway extension into compliance June 30th, 2025.
 6/20/24: 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.

Resolved: 1/30/25; 5/12/25— Guest parking use; vehicle storage—JPB 417 Ford F150. Expired registered/Vehicles cannot be stored in the driveway. NOTE: reminded 3/22/24 re: vehicle storage. Fines to be assessed if continued infraction—guest parking and/or vehicle storage in driveway.

7971 – Deadline to submit lawn care plan 4/30/25
[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]

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 **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 – 6/25/25 – Lawn/weed maintenance; PMSI to send letter. Continued infractions – fines to be assessed.

Resolved 5/14/25 (no reminder mailed); 4/30/25— Upper deck—sliding screen door—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.

Resolved 4/12/24 3/6/24— Trashcan storage—no additional reminders;

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

7955 – Deadline to submit lawn care plan 4/30/25
[8/29/24 – Lawn slight improvement; Lawn/weed maintenance; 7/27/24; 7/12/24 Lawn/weed maintenance – consider Scott's Turf builder – weed and feed to combat the weeds; area along driveway's edge continue active 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.

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

7955 – 6/25/25 – next inspection \$50 fine if vehicle remains without active registration; 6/16/25 – remains Expired 8/24; 4/30/25 – Derelict vehicle stored in driveway. Expired tags and registration – FCW 733 Honda Passport. Deadline to remove or bring vehicle into compliance **June 30th**. Fines to be assessed each week vehicle is out-of-compliance.

Total: 7

HAVENSHIRE ~ LAWN OF THE STREET: PENDING

2436 – 6/25/25 –Lawn/weed maintenance; PMSI to send letter. Continued infractions – fines to be assessed.

2436 – 6/25/25 – Upper deck storage: Charcoal grill; bag of charcoal.

Resolved 4/30/25; 3/24/25— Guest parking—\$100 fine assessed—work vehicle. All vehicles to this Unit are banned from guest parking unless otherwise approved by the Board.

Resolved: 8/29/24; 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— Guest parking use— guest parking/work van—
Resolved 6/20/24: Upper deck storage household furniture (couch/love seat); other mis. items;
Resolved 4/12/24 3/6/24— upper deck storage— ladder~~

2438 – ~~Resolved 11/21/24: 10/18/24— Trashean storage (no letter)-~~

2437 – Lawn care plan submitted via email: 3/26/25
[8/29/24: 7/27/24; 7/12/24 – Lawn in compliance – monitoring; 6/20/24 Lawn/weed maintenance; area along driveway edge/front walk requires 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.

2437 – 6/25/25 [door tag notice 7/3/25] – Red lava rocks from driveway edge scattered into street/driveway.
Resolved: ~~6/25/25: 3/13/25— Trashean storage— monitoring-~~

2439 Rental – Deadline to submit lawn care plan 4/30/25
[8/29/24 – Lawn/weed maintenance; 7/27/24; 7/12/24 – 6/20/24 – Lawn/weed maintenance; lawn poor condition; mulch strewn into street.]
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.

2439 Rental – 6/25/25 – Parking infraction – lawn /design review for driveway extension approved.

2331 Rental – 6/25/25 – Lawn maintenance- in-progress - monitoring. If no improvements by next inspection, PMSI to send letter.
Resolved ~~3/13/25; 1/30/25— Front door banner— non-compliance with house rules-~~

2459 – 6/25/25 – Lawn maintenance- in-progress - monitoring. If no improvements by next inspection, PMSI to send letter.
Resolved: ~~6/25/25: 6/2/25: Subsequent inspections— fines to be assessed in the event Unit is out of compliance. 4/30/25 Trashean storage— cannot be seen from the street. Final reminder.
Resolved: 6/25/25: 4/30/25— marginally kempt; 3/13/25— Exterior of Unit— Monitoring;
NOTE: Pending fine in the event appearance remains unkempt. Reminder letter 2/18/25; 7/2/24 regarding the excessive storage.
Resolved: 3/13/25: 1/30/25— Upper deck— holiday decoration/inflatable; blue 5gal bucket; grey plastic dishpan; Lower deck front window: holiday decals; front porch railing— holiday lights; front porch appears to be holiday decoration; front of porch railing appears to be a folded mat?
Exterior of Unit unkempt. Miscellaneous items and flower pots all should be stored out of sight.
Resolved: 7/12/24: Front porch— miscellaneous storage; Front lawn child pool/store out of sight when not in active use; Trashean— stored side of unit— must be stored out of sight. No additional reminders regarding trashean storage.~~

2479 – 6/25/25 [door tag notice 7/3/25] – Driveway extension decorative white rocks overrun with weeds.
Resolved ~~3/13/25; 1/30/25— side of porch— cardboard box monitoring. Next infraction pertaining to storage, PMSI to send formal reminder letter.
Resolved 4/12/24 3/6/24 – upper deck— storage— boxes other miscellaneous items. Monitoring~~

2477 – Lawn care plan submitted via email 6/24/25

[8/29/24 – Lawn/weed maintenance; 7/27/24- Lawn/weed maintenance. Consider Scott’s Turf builder – weed and feed to combat the weeds. 6/20/24 – 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.

2477 – 6/25/25- Lawn/weed maintenance: lawn out-of-compliance. Next inspection PMSI to send letter with fine reminder in the event lawn remains out-of-compliance.

2477 – Resolved 4/30/25; 3/13/25 – Upper deck storage: trash bag of trash. \$100 fine assessed.
Resolved: 1/30/25; 10/19/24 – Upper deck storage: trash bag of trash. \$50 fine to be assessed.
Resolved 6/20/24: 5/16/24 Trashcan storage Fine to be assessed; 5/16/24; 4/12/24 Trash bag stored upper deck. Monitoring
Resolved 4/12/24 3/6/24 – Trashcan storage no additional reminders;

2479 – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn/weed maintenance; area along driveway’s edge white decorate rocks overgrown with weeds. 7/27/24- Lawn/weed maintenance – 6/20/24 – Lawn/weed maintenance – entire lawn front/side/back]

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.

2479 – 6/25/25- Lawn/weed maintenance: lawn out-of-compliance **Fine assessed: \$50.**

Resolved: 1/30/25; Monitoring: 11/21/24 – Upper deck debris appears to be home renovations.
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.

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

Total: 8

NORMANSHIRE – LAWN OF THE STREET: 8023 CONGRATULATIONS



8045 – Deadline to submit lawn care plan 4/30/25

[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:

- Lawn/weed maintenance. Consider Scott’s Turf builder weed and feed to combat weeds. Lawn is mostly weeds.
- Storm drain unkempt and overgrown with grass/weeds preventing water from sump pumps to flow freely.
- Clear weeds/grass from around storm drain – so that sump pump discharge can flow freely into the drain.
- 6/23/24 & 6/20/24 – Lawn/weed maintenance. Small boulders along property line overgrown with weeds. Area alongside house – requires active 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.

8045 – 6/25/25- Driveway extension overrun with weeds.

8045 – 6/25/25- Lawn/weed maintenance: lawn out-of-compliance; have not installed the corrugated feeder pipe **Fine assessed: \$50.**

Resolved: 6/25/25: ~~Bush side of porch requires pruning of dead twigs. Base of bush is overgrown with grass and weeds.~~

8043 – 6/25/25[door tag notice 7/3/25] – Lawn maintenance. PMSI to send letter with fine reminder in the event no progress by next inspection.

Resolved: 6/2/25; 3/13/25: ~~Downspout: Reaffix: Deadline: May 31st, 2025. Fine assessed if not repaired.~~

Resolved 3/13/25: 1/30/25 – ~~Upper deck storage – black filled trash bag. No additional reminders 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.~~

3/6/24 – ~~Verbal trashean reminder.~~

8044 – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn/weed maintenance. 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. 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].

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.

8042 – Resolved: 8/29/24 – ~~Significant improvement. Thank you! 7/27/24; 7/21/24 – 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 6/25/25[door tag notice 7/3/25] – Lawn maintenance – weeds/curbside pavers; reposition pavers base of tree curbside

Resolved: 6/2/25; 5/3/25 – ~~Unit structure damage lower corner next to garage door trim. **Deadline July 30th 2025.**~~

8023 – **Normanshire:** Best Lawn award: Beautifully manicured lawn. 100pct compliance with the landscape guidelines.

8023 – Rental – Resolved: 1/30/25; ~~11/21/24~~ – Trashcan storage: no additional reminders.
Resolved: 9/30/24; ~~8/29/24~~ – Upper deck – cooler. Remove store out of sight

8024 – Deadline to submit lawn care plan 4/30/25
[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; lawn must show improvement . 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]
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.

8024 – 6/25/25 – Upper deck: Pellet Grill/lighter fluid/ PMSI to send letter. 3/13/25 – Upper deck – smoker/grill. Monitoring

8024 – 6/19/25 – Pending fine reversal: Homeowner instructed to contact GCI. Fine will not be reversed until homeowner provides update from GCI.
6/15/25: - **\$100 fine:** Pending \$500 fine – Board agenda. 5/28/25 – \$50 fine assessed; next fine \$100 plus billback for services; 4/9/25: Reminder mailed: After May 15th HOA will hire a contractor, billing back the Unit. Safety concern: Cable spooled from side of Unit across neighboring side lawns to a utility box. Must be removed after breakup. May 15st 2025. Otherwise, HOA will have a service provider remove the cable.
Resolved: 1/30/25; ~~11/21/24~~ – front porch – pumpkin – monitoring.
Resolved: 1/30/25; ~~10/9~~ – On street parking; ~~10/18~~ – bed of truck extended into the roadway from driveway. Monitoring

8022 – Rental – Deadline to submit lawn care plan 4/30/25
[8/29/24 – Weed maintenance; 7/4/24 – HOA hired lawn care service. Service provided will be billed back to the homeowner. 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 –7-days (July 1st) to bring lawn into compliance or HOA will have landscape company to service lawn billing back the homeowner].
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.

8022- Rental – 6/25/25- Lawn/weed maintenance: Backyard: lawn out-of-compliance **Fine assessed: \$50.**

8022 – Rental – 4/30/25; 1/30/25 – Monitoring; 11/21/24: Upper sliding door blinds - missing slats.

7995 – Deadline to submit lawn care plan 4/30/25
[8/29/24 – Lawn/weed maintenance; 7/27/24; 7/12/24: Lawn/weed maintenance. 6/20/24 Lawn maintenance]
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.

7995 – 6/25/25- Lawn/weed maintenance: lawn out-of-compliance. Next inspection fine to be assessed in the event lawn remains out-of-compliance.
Resolved: 6/2/25; ~~4/30/25~~ – Front porch – ice melt – store out of sight.

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 — Deadline to submit lawn care plan 4/30/25

[8/29/24 — Lawn/weed maintenance; 7/27/24; 7/12/24 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.]

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.

7981 — 6/25/25- Lawn/weed maintenance: Monitoring.

7979 — Resolved 3/13/25: 1/30/25 — Front porch/corner of porch/side of porch — seasonal items — store out of sight. No additional reminder.

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.

7980 - Rental — Resolved: 1/30/25; 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 Dakota 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.

Resolved 4/12/24 3/6/24 — Trashcan storage no additional reminders

7978 — Deadline to submit lawn care plan 4/30/25

[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]

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: 6/2/25 — 3/13/25 — Upper deck storage — boxes — monitoring

Resolved: 6/2/25 - 3/13/25 Monitoring; 1/30/25 — Guest parking violation: ALL vehicles to this Unit are banned from guest parking unless otherwise approved by the HOA: Mazda JFM 528 due to chronic guest parking abuse for several months. Unit will be fined each occurrence and vehicles are at risk of being impounded.

7978 — 6/25/25- Lawn/weed maintenance: lawn out-of-compliance. Next inspection fine to be assessed in the event lawn remains out-of-compliance.

7978 — 6/25/25 — Upper deck: fruit box(s) - monitoring

Resolved: 8/29/24: 7/27/24 — Trashcan storage — no additional reminders;

7965- Rental — Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn/weed maintenance; area along driveway required active maintenance. Area has small pebble rocks scattered throughout the area; 7/30/24 – driveway’s edge and front walk; 7/27/24; 7/12/24; 7/31/24 to bring area along driveway and front walk into compliance; Homeowner will be assessed a fine on 8/1/24 in the event the area is not in compliance. 6/20/24 – Lawn – area along driveway edge and front walk – submit lawn care plan to PMSI].

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.

7965 - Rental – 6/25/25- Lawn/weed maintenance: lawn out-of-compliance **Fine assessed: \$50.**

Resolved: 6/2/25; 4/30/25 – Derelict vehicle stored in driveway ERP 597 Toyota Corolla flat tire.

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.

Resolved 3/13/25; 1/30/25 – Upper deck: Holiday lights; beverage box.

Resolved 4/12/24 3/6/24 – Trashcan storage – no additional reminders;

7963 6/25/25[door tag notice 7/3/25] – Lawn/weed maintenance.

Resolved 1/30/25; 11/21/24 – Upper front window – window blinds requires repair; removal; or replacing. Window covering must comply with house rules. PMSI to send letter.

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.

7964 – Lawn care plan submitted via email: 12/16/24

[8/29/24 – Lawn/weed maintenance – no active weed treatment; 7/27/24; 7/12/24: Lawn/weed maintenance. Lawn requires weed treatment; 6/20/24 –Lawn requires active maintenance more than mowing]

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.

7964 – 6/25/25- Lawn/weed maintenance: lawn out-of-compliance. Next inspection fine to be assessed in the event lawn remains out-of-compliance.

Resolved 3/13/25; 1/30/25 – Holiday lights remove.

Resolved 1/30/25; 11/21/24: Front porch/step – holiday decoration – Halloween pumpkins.

7962 – 6/25/25 – Lawn/weed maintenance – boulder curbside – overgrown with weeds – monitoring.

Resolved: 6/2/25; 5/15/25 – Fence: Gate repair. Monitoring

Resolved 5/15/25; 4/30/25 – Holiday light.

Total: 13

ASTONSHIRE CT –LAWN OF THE STREET: PENDING

7958 – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn/weed maintenance ;7/27/24; 7/212/24 – Lawn/weed maintenance –7/27/24; 712/24; 6/20/24 – dead spots; pet urine burns; maintain backyard area. 6/20/24 – 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.

7958 – 6/25/25 – Lawn/weed maintenance – monitoring.

Resolved: 7/12/24 - ~~Trashean storage – no additional reminders~~

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

7960 – Lawn care plan submitted via email: 4/25/25

[8/29/24 – Lawn/weed maintenance; 7/27/24; 7/212/24; 6/20/24 – Lawn/weed maintenance; 6/20/24 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.

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

7960 – 6/25/25- Lawn/weed maintenance: Monitoring. Next inspection PMSI to send letter with fine reminder in the event lawn remains out-of-compliance.

7960 – 6/25/25 – Front porch – tethered leash - monitoring

7960 – Resolved: 6/2/25;4/30/25 – ~~Trashean storage – no additional reminders.~~

7959 – 6/25/25 - \$100 fine (next fine \$200) 6/2/25 - \$50 fine (next fine 6/27 - \$100). 4/30/25 – Derelict vehicle stored in driveway – GPD 987 – flat tire/ battery stored in front of garage.

7959 6/25/25[door tag notice 7/3/25] – Lawn/weed maintenance. Must maintain backyard. Next inspection, PMSI to send letter with fine reminder in the event lawn remains out-of-compliance.

Resolved 3/13/25: 1/30/25 ~~Satellite dish blown into front lawn. Discard~~

7961 - Rental 6/25/25[door tag notice 7/3/25] – Lawn/weed maintenance. Must maintain backyard. Next inspection, PMSI to send letter with fine reminder in the event lawn remains out-of-compliance.

Resolved: 6/25/25 : 6/2/25 – \$100 fine. – ~~Upper deck storage – past few weeks.~~

Resolved 5/14/25; 4//30/25 – ~~Upper deck storage~~

Resolved 3/13/25: 3/13/25 – ~~Charcoal grill – \$50 fine assessed. 1/30/25 – Upper deck – charcoal grill – remove storing side of Unit; usage should be away from the structure. No additional reminders.~~

7974 – 6/25/25 – Lawn maintenance – boulder curbside – overgrown with weeds – monitoring.

Lawn – (feedback only – no infraction re: lawn) – consider raising the mower to higher level to improve the appearance of lawn.

7976 – 6/25/25 – Lawn maintenance – boulder curbside – overgrown with weeds – monitoring.

Lawn – (feedback only – no infraction re: lawn) – consider raising the mower to higher level to improve the appearance of lawn.

Resolved 4/30/25; 3/13/25; 1/30/25 – ~~Front porch storage – industrial tote – monitoring.~~

7975 Resolved 3/13/25: 1/30/25 – ~~Upper deck: Grill cover. Store cover over grill when not in use or remove cover from upper deck.~~

7977 – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn/weed maintenance – noticeable improvement since last inspection; 7/27/24; 7/212/24 –

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.

7977 6/25/25[door tag notice 7/3/25] – Lawn/weed maintenance. Must maintain backyard. Next inspection, PMSI to send letter with fine reminder in the event lawn remains out-of-compliance.

7977 – 6/25/25- Lawn/weed maintenance: monitoring. Lawn – (feedback only – no infraction re: lawn) – consider raising the mower to higher level to improve the appearance of lawn.

7991 – Deadline to submit lawn care plan 4/30/25

{8/29/24 – Lawn/weed maintenance – lawn mostly weeds – no assertive weed maintenance; 7/27/24; 7/212/24 – Lawn/weed maintenance – mostly weeds; 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.

7991 – 6/25/25- Lawn/weed maintenance: monitoring. Lawn – (feedback only – no infraction re: lawn) – consider raising the mower to higher level to improve the appearance of lawn.

~~7993 – Resolved: 6/2/25;4/30/25 – upper deck storage – vacuum cleaner. Remove when not in active use.~~

~~8018 – Resolved: 6/25/25; 5/14/25; 3/13/25 – Upper deck storage: bag of trash – no additional reminders. Monitoring~~

~~Resolved 1/30/25; 10/11/24; 10/18/24; 11/15 – Trashcan storage – \$50 fine assessed.~~

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

8020 6/25/25[door tag notice 7/3/25] – D-1 gravel - weed maintenance.

Lawn: (feedback only – no infraction re: lawn) – consider raising the mower to the next level to improve the appearance of lawn.

~~Resolved 3/13/25; 1/30/25 – Holiday lights remove. No additional reminders.~~

~~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.~~

8021- Rental – Lawn care plan submitted via email: 3/27/25

{8/29/24 – Lawn/weed maintenance – lawn mostly weeds – no assertive weed maintenance 7/27/24; 7/212/24; 6/20/24 – Lawn/weed maintenance; 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.

8021 - Rental – 6/25/25- Lawn/weed maintenance: lawn out-of-compliance. Next inspection fine to be assessed in the event lawn remains out-of-compliance. Decorative rocks along driveway overrun with weeds.

8038 6/25/25[door tag notice 7/3/25] – Lawn/weed maintenance. Lawn: (feedback only – no infraction re: lawn) – consider raising the mower to the next level to improve the appearance of lawn.

6/25/25 – Driveway cinder blocks/wood barrier along driveway / curbside, requires restoration.
~~Resolved 3/13/25; 4/9/25: Fined \$100. 3/14/25 – Guest parking: \$100 fine assessed. All vehicles to this Unit are at risk of being impounded. 3/6/25 – Guest parking: Chronic abuse: \$50 fine assessed. 1/30/25 – Guest Parking Violation: ALL vehicles to this Unit are banned from guest parking unless otherwise approved by the HOA: Toyota 4Runner – JXF 675/MBN 417; Ford F-150 Truck – JPG 476 due to daily guest parking use for several months. Unit will be fined each occurrence and vehicles are at risk of being impounded. 3/13/25 – Upper deck storage: miscellaneous food boxes~~

8040 Rental – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn/weed maintenance – no active care; 7/27/24; 7/21/24 – Lawn/weed maintenance – lawn remains out-of-compliance–**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. Throughout the spring/summer – minimal lawn care 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.

8040 - Rental – 6/25/25- Lawn/weed maintenance: lawn out-of-compliance. Next inspection fine to be assessed in the event lawn remains out-of-compliance. *Lawn is practically all weeds*.

8040 Rental – 6/25/25 – Monitoring: 6/2/25 – Parking infraction – lawn – submit design review for driveway extension.

8039 – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn/weed maintenance – no assertive improvements. All aspects of lawn must be maintained including areas outside the fence (side/back yard areas) – fines to be assessed in the upcoming spring/summer 2025 season in the event these areas are out-of-compliance; 7/27/24; 7/21/24 – Lawn/weed maintenance; 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].
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.

8039 – 6/25/25- Lawn/weed maintenance: monitoring.

~~Resolved: 6/2/25: 4/30/25 – Curbside wooden flower fence – overgrown with weeds/grass must be maintained or the HOA will have homeowner remove the flower fence. **Deadline June 30th** to bring into compliance.~~

8041 – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn/weed maintenance – no assertive improvements. 8/29/24 – Lawn/weed maintenance – no assertive improvements. All aspects of 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]

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.

8041 – 6/25/25- Lawn/weed maintenance: monitoring.

Total: 14

BROOKSHIRE LP –LAWN OF THE STREET: PENDING

- 2596 – Deadline to submit lawn care plan 4/30/25
[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. 6/20/24 – (door-tag notice) Lawn/weed maintenance. Lawn present dry. Water regularly; must clear the grass from around the beehive storm drain grate and from cracks curbside of the driveway.].
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.
- 2596 – 6/25/25- Lawn/weed maintenance: lawn out-of-compliance. Next inspection fine to be assessed in the event lawn remains out-of-compliance.
6/25/25: Clear excess grass clipping away from catch/water basin.
- 2580 – Deadline to submit lawn care plan 4/30/25
[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; 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]
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.
- 2580 – 6/25/25- Lawn/weed maintenance: lawn out-of-compliance. Next inspection fine to be assessed in the event lawn remains out-of-compliance.
- 2580 – 6/2/25 – Parking infraction: lawn. Submit design review for driveway extension.
- 2578 – Deadline to submit lawn care plan 4/30/25
[8/29/24 – Lawn/weed maintenance – minimal improvement; 7/27/24; 7/12/24 (door-tag-notice) – Lawn/Weed maintenance; minimal improvement since 6/20/24; Consider Scott's turf builder – weed & feed to combat the weeds; 6/20/24 – 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.
- 2578 – 6/25/25- Lawn maintenance: Monitoring progress. Lack of progress, fine to be assessed in the event lawn is not actively maintained beyond mowing.
- 2560 – Deadline to submit lawn care plan 4/30/25
[8/29/24 – Lawn/weed maintenance – minimal improvement; 7/27/24; 7/12/24 (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; 6/20/24 – 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.

2560 – 6/25/25- Lawn/weed maintenance: lawn out-of-compliance **Fine assessed: \$50.**

~~2558 – Resolved 3/13/25: Monitoring: 11/21/24 – Vehicle in driveway (EXD 807) appears to be stored – monitoring. Seasonal vehicles parked in driveways cannot appear stored e.g. cannot be covered in snow. All vehicles must have current registration and must be operable.
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 automatic assessed fines in the event guest parking is being abused.
6/20/24 – (door tag notice) – Driveway extension – requires weed maintenance.
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; 4/18/24; 4/12/24 – On-street parking. No additional reminders fines to commence re: on-street parking~~

2540 – Brookshire: Lawn of the Month for Brookshire Community. Congratulations!!

2540 – 6/16/25 – registration [LFR 154] remains expired – **\$50 fine.** 4/30/25 – Vehicle storage: LFR 154 Ford F150 expired registration – **expired 9/24.** All vehicles parking in driveways and guest parking must have current registration. HOA will grant a 30-day waiver to register vehicle or remove from being stored in driveway. Fines to be assessed effective June 15th 2025 in the event vehicle is in violation of the house rules.

2540 – 6/2/25 – monitoring; 5/10/25 – **Final reminder:** On-street parking: Reminder sent: 3/23/24 re: 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 at risk of being impounded.
Resolved: 6/2/25; 4/30/25 – Black trashbag of trash stored in front of garage door. \$100. Fine assessed
Resolved: 4/30/25; 3/13/25 – Upper deck storage: Beverage boxes \$50. Fine assessed
Resolved: 1/30/25; 11/21/24; 11/15/24 Trashcan storage: \$100 fine assessed;
Resolved: 1/30/25; 11/21/24 – excess storage propped against garage door; upper deck storage – storage container.
Resolved: 1/30/25; 11/21/24 – Holiday decoration – Halloween
8/29/24 – Black filled trash bag. Next trashcan infraction \$100.
7/27/24; 7/12/24 – Trashcan storage. \$50 fine assessed.
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.
6/20/24 – monitoring; 5/16/24 (door tag notice & letter from PMSI) 4/12/24 – Guest parking – all vehicles affiliated with this Unit

2538 – Lawn care plan submitted via email: 2/23/25
[8/29/24 – Lawn/weed maintenance; 7/27/24; 7/12/24 – Lawn/weed maintenance; door-tag-notice on

6/20/24; Lawn requires more than mowing. Consider Scott's turf builder weed and feed. 6/20/24 – (door-tag notice) Lawn/weed maintenance; Driveway extension unkempt treat weeds germinating between pavers; Driveway extension curbside requires attention; 6/20/24 area at front walk overgrown with weeds around the wooden flowerpot. If no plans to plant flowers, remove store out-of-sight].

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.

2538 – 6/25/25- Driveway extension/area along driveway extension out-of-compliance. Next inspection PMSI to send letter with fine reminder in the event areas remains out-of-compliance.

2522 – Lawn care plan submitted via email: 8/21/24

[8/29/24 – Lawn requires active weed maintenance; 7/27/24; 7/12/24 – Lawn/weed maintenance; door-tag-notice on 6/20/24; Lawn requires more than mowing. Consider Scott's turf builder weed and feed; 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.

2522 – 3/15/25 – Guest Parking use: LCZ 603 GMC. Monitoring

Resolved: 3/13/25: 1/30/25 – Front walk storage green plastic oversize shell – remove/store out of sight

1/30/25 – Deadline of 3/15/25 to register Toyota Prius (LKY 349) or remove from driveway. Fines will assess immediately after 3/15/25 in the event the vehicle registration remains expired. In the event this vehicle has current registration, provide proof of registration to PMSI. As of 1/30/25, the vehicle is considered stored. Seasonal vehicles parked in driveways cannot appear stored e.g. cannot be covered in snow. All vehicles must have current registration and must be operable. PMSI to check DMV database to ensure truck has current registration.

11/21/24 – Vehicle in driveway (LKY 349) appears to be stored.

2520 – Lawn care plan submitted via email: 5/5/25

[8/29/24 – Lawn requires active weed maintenance; 7/27/24 – 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 3/13/25: 1/30/25 – Trashcan storage – no additional reminders.

2500 – Lawn care plan submitted via email: 12/16/24

[8/29/24 – Lawn requires active weed maintenance; portable wire fence overgrown with weeds; Lawn poor appearance; 7/27/24 7/12/24 – 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.

2482 – Lawn care plan submitted via email: 6/11/25

[8/29/24 – Lawn requires active weed maintenance; Driveway extension poor condition, unkempt, overgrown with weeds. 7/27/24; 7/12/24 – Lawn/weed maintenance. Driveway extension sections overgrown with weeds].

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.

2482 – 6/25/25- Driveway extension/area along driveway extension out-of-compliance. Next inspection PMSI to send letter with fine reminder in the event areas remains out-of-compliance.
~~Resolved: 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. 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~~

2480 – 6/25/25 – Lawn maintenance – focus on area along driveway edge. Positive progress. Lawn care plan submitted via email: 3/24/25 – plan was not required – thank you for being proactive!
~~Resolved 6/20/24: 5/16/24 – Trashcan storage – no additional reminders~~

2462 – ~~Resolved: 6/25/25 – blinds removed: 4/30/25 – Front porch (lower deck) window blinds – repair or replace.~~
~~Resolved 4/12/24 3/6/24 - Trashcan storage – no additional reminders. Monitoring~~

2460 – 6/25/25 [door tag notice 7/3/25] – Remove advertisement sign from front lawn.
~~Resolved 4/30/25; 3/15/25 – 3/5/25 – Guest parking abuse: GFZ 453 Kia; Chronic abuse: \$50 fine assessed.
1/30/25: Monitoring: 10/9; 10/15; 10/18; Guest parking: JJV 202 – Toyota;
Resolved 3/13/25: Parking violation:: vehicle parked on lawn. Must submit design review for driveway extension.
Resolved: 7/27/24; 6/20/24 – Lawn – area along driveway edge – monitoring.~~

2442 – 4/30/25 – 1. Fence – gate must be kept closed when not actively accessing. 2. Trashcan must be stored out-of-sight. 3. Upper deck storage – cooler; 4. Front porch – remove ice melt container. 5. miscellaneous items strewn about the driveway/side of porch – must be stored out of sight when not actively in use.

2442 – 4/30/25 - Driveway extension requires restoration within compliance with the driveway extension guidelines. Or remove the paver returning the area back to its original condition. **Deadline: July 30th 2025.**

2442 – 4/30/25 – Replace numbers for Unit address – 2442; paint exterior light mounts to color of Unit. **Deadline July 30th.**

2442 – 6/25/25: \$100 x 2 to be assessed next inspection if areas remain out-of-compliance.
6/2/25 – Fines: fence gate left open when not actively in use - \$50.00; Trashcan storage - \$50.00; June 26 deadline to bring Unit into compliance. Next fines all \$100's.
~~Resolved 6/25/25: ice melt container – \$50.00
Resolved 6/2/25: Upper deck storage – cooler;~~

2440 – 6/25/25 [door tag notice 7/3/25] – Driveway extension decorative white rocks overrun with grass clippings/weeds; Lawn maintenance – requires active care more than mowing.

2420 – ~~Resolved: 1/30/25: 11/21/24 – Seasonal items: Upper and lower decks: spring/summer flower pots; blue Lowes 5gal bucket stored side of front porch – store out of sight. PMSI to send letter.~~

2402 – Deadline to submit lawn care plan 4/30/25

[8/29/24 – Lawn/weed maintenance – slight improvement from last inspection. 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. Driveway extension sections 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 3/13/25: 1/30/25 – Holiday Inflatable lying in driveway.

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 – Lawn care plan submitted via email: 2/28/25

{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; 6/20/24 – (door-tag notice) Lawn maintenance; Lawn – in poor condition – dead spots; pet urine burns];

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

2384 – Resolved 4/30/25; 3/13/25 – ~~Upper deck: Grill cover. Store cover over grill when not in use or remove cover from upper deck.~~

Resolved 11/21/24: 10/18/24 – ~~Upper deck storage: cooler. Monitoring~~

2366 – Lawn care plan submitted via email: 3/28/25

{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,

7/27/24 Lawn requires active maintenance. Lawn unkempt; requires weed maintenance.

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.

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: 6/2/25: ~~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 by removing the metal flower gardens. Foliage in each respective barrel [metal flower garden] is 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].~~

2364 – 6/25/25 – Driveway extension: Decorative white rocks weeds growing along the edge requires active

weed maintenance. Monitoring.

Lawn care plan submitted via email: 3/31/25 – plan was not required – thank you for being proactive!

2346 – 6/25/25 [door tag notice 7/3/25] – Upper deck storage/beverage box other miscellaneous items.
2346 – 6/25/25: 3/13/25 – monitoring - Jeep; 1/30/25: Monitoring: 11/21/24 – Vehicle in driveway (license plate - Jeep) appears to be stored– Seasonal vehicles parked In driveways cannot appear stored e.g. cannot be covered in snow. All vehicles must have current registration and must be operable.
~~Resolved: 6/25/25 – 6/2/25 – Storage (tires) side of Unit – store out-of-sight. Submit design review for fence installation.~~
~~Resolved 3/13/25: 1/30/25 – Trashcan storage – no additional reminders~~
~~Resolved: 7/27/24: 6/20/24 (door tag notice) – Lawn area along driveway extension requires active maintenance;~~

2322 Rental – Lawn care plan submitted via email: 2/26/25
~~[8/29/24 – 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 3/15/25 Upper deck: small charcoal grill~~
~~Resolved 1/30/25: 11/21/24; 10/18/24 – Upper deck storage: cooler. \$50 fine to be assessed.~~
~~Resolved 1/30/25: 11/21/24 – Halloween decals upper front window. PMSI to send letter.~~
~~Resolved 5/16/24 ; 4/12/24 – Trashcan storage – no additional reminders.~~
~~3/6/24; Upper deck sliding screen door off track. Monitoring~~

2308 – possibly rental – Deadline to submit lawn care plan 4/30/25
~~{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}.~~
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.

2308 – 6/25/25- Lawn/weed maintenance: lawn out-of-compliance **Fine assessed: \$50.**

2306 – 6/25/25 – Lawn maintenance: monitoring.
~~Resolved: 6/2/25: 4/30/25 – Trashcan storage – no additional reminders; 3/13/25 – Trashcan storage – monitoring.~~
~~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.~~

2290 – 6/25/25 – driveway extension standards out-of-compliance. **Fine assessed: \$100.** Provided several reminders last summer/fall to maintain driveway extension in compliance.
~~Resolved 3/13/25: 1/30/25 – Trashcan storage: \$50 fine assessed.~~
~~1/30/25 – Upper deck storage – miscellaneous items (crate; cardboard box; plastic; bucket; other items)~~
~~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—Trashean storage—no additional reminders.

2265 – 6/25/25 – Lawn maintenance – monitoring.

Resolved: 1/30/25: 12/12/24—Deadline of 1/15/25 to register truck or remove from driveway. Fines to be assessed immediately after 1/15/25 in the event the truck registration remains expired.

Over a year to current: 11/21/24—Vehicle in driveway (JVB 569—vintage truck—tags expired 8/24) appears to be stored—monitoring.. Seasonal vehicles parked In driveways cannot appear stored e.g. cannot be covered in snow. All vehicles must have current registration and must be operable. PMSI to check DMV database to ensure truck has current registration.

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

2266 – 6/25/25 – Lawn maintenance – monitoring.

6/25/25: Unit for sale: 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.

2264 – Rental – Resolved 3/13/25: Upper deck storage: cooler; seasonal flower pots; front porch/front walk—seasonal flower pots. Store out-of-sight

2259 – Lawn care plan submitted via email: 4/30/25

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.]

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.

2259 – 6/25/25 [door tag notice 7/3/25] – Lawn maintenance: Backyard. No additional reminders.

2259 – 6/25/25 – Next inspection excessive exterior storage, PMSI to send letter; 5/14/25; 4/30/25: Exterior storage: Monitoring

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: 1/30/25: 11/21/24—Upper deck—pumpkin—monitoring.

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.~~

2257 - Rental – 6/25/25 [door tag notice 7/3/25] – Lawn maintenance: Backyard. No additional reminders. Resolved 4/30/25; 3/13/25—~~Parking violation: On-street parking—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.~~

2258 – Lawn care plan submitted via email: 12/22/24
8/29/24 – Lawn/weed maintenance – minimal improvement. 7/27/24; 7/12/24; 6/20/24 Lawn/weed maintenance; 8/29/24; 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 –unkempt; 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)]
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.

2258 – 6/25/25- Lawn/weed maintenance: lawn (front/back) out-of-compliance **Fine assessed: \$50.**
Resolved: 1/30/25: 10/1; 10/3; 10/9; 10/15; 10/17—~~guest parking use—GHY 863—Dodge. PMSI to send letter~~ Resolved 8/29/24: 7/27/24; 7/12/24—~~Trashean storage—fine \$50. trashean stored in backyard—store out of sight. No additional reminders.~~
Resolved: 7/12/24: 6/23/24—~~front porch—5 gal orange bucket; coolers stored in backyard—store out of sight.~~

2254 – 6/25/25 – Lawn/weed maintenance – out-of-compliance. PMSI to send letter. Continued infractions – fines to be assessed.
Resolved: 1/30/25: 11/21/24—~~front porch—bag of trash—monitoring.~~

2253 – 6/25/25 [door tag notice 7/3/25] – Lawn maintenance: Backyard. No additional reminders.

2251 – Deadline to submit lawn care plan 4/30/25
{8/29/24 – Significant Improvement. Thank you! Please extend this level of maintenance next spring/summer season 2025. 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; 6/20/24 – (door-tag notice); Lawn maintenance; Lawn – in poor condition – dead spots; pet urine burns; area at front walk; 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}
8/29/24 (**); 7/27/24; 7/12/24 – Empty flower pots at front walk – remove or plant foliage – Next season, will be required to remove if not maintained.
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.

2251 – 6/25/25- Lawn maintenance: Monitoring progress. Lack of progress next inspection, fine to be assessed in the event lawn is not actively maintained beyond mowing.

2251 – 6/25/25 – Repeat violation of guest parking next fine: \$100; 6/22/25 – Continued guest parking abuse – \$50 fine; 1/30/25 – Monitoring: 10/1 – 11/17 – Guest parking abuse: KKC 231 PMSI mailed letter 11/18/24: Vehicles banned from guest parking: KKC 231 Chevy Silverado; JYX 224 Chevy K1500; KHN 460 Honda Accord.
Submit design review for driveway extension.

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 – Deadline to submit lawn care plan 4/30/25
[8/29/24 – Lawn/weed maintenance; rocks curbside overgrown with grass/weeds; 7/27/24; 7/21/24 – Lawn/weed maintenance; 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); Lawn maintenance; Lawn – in poor condition – dead spots; pet urine burns; 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.

2246 Rental – 6/25/25- Lawn maintenance: Monitoring progress. Lack of progress next inspection, fine to be assessed in the event lawn has not shown improvement.
Resolved: 1/30/25; 11/21/24; 11/15/24 – ~~Trashean storage – \$50 fine to be assessed.~~
Rental – 9/5/24 – ~~Trashean storage – no additional reminders.~~

2247 – Deadline to submit lawn care plan 4/30/25
8/29/24 – Lawn/weed maintenance – lawn deteriorated. Does not appear to be actively maintained.
7/27/24; 7/12/24 – lawn/weed maintenance; 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.
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.

2247 – 6/25/25 – Derelict vehicle – PMSI to send letter; 6/2/25- In driveway vehicle repair, JLX 219 truck – ~~Monitoring.~~
Resolved: 1/30/25; 11/21/24; 10/31/24; 10/18/24: ~~Upper deck storage: kitchen trashean; sliding screen door – affix or store out of sight; Trashean: must be stored out of sight. No additional reminders. PMSI to send letter.~~

2242 – 6/25/25 – Driveway extension maintenance – monitoring – pending fine – if no improvement next inspection.

2242 – 6/25/25 – Lawn maintenance – monitoring.
~~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 – Deadline to submit lawn care plan 4/30/25

[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; In the event lawn does not improved a fine will be assessed due to not actively maintaining the lawn. 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]

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: 1/30/25: 11/21/24 — Holiday decoration: Halloween — front porch/corner of front porch.

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

2241- Rental – Lawn care plan submitted via email: 4/22/25

[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]

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.

2241 Rental – 6/25/25- Lawn/weed maintenance: lawn (front/back) out-of-compliance **Fine assessed: \$50.**

Resolved 6/2/25: April/March 2025 — Guest parking abuse. KMV 406 — Kia Telluride — SUV; Dodge RAM — Truck — KNH 835 . Fines to be assessed each occurrence; vehicles at risk of being impounded. 3/13/25 Monitoring: 1/30/25 — Parking violation:: vehicle parked on lawn. Must submit design review for driveway extension.

Resolved: 1/30/25: 11/21/24 — Holiday decoration — front porch — Jack O’ Lantern pumpkins.

2239 – Lawn care plan submitted via email: 3/3/25

[8/29/24 – Lawn/weed maintenance; 7/27/24; 7/12/24 – lawn/weed maintenance; In the event lawn does not improved a fine will be assessed due to not actively maintaining the lawn. 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.]

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.

2239 – 6/25/25 – Lawn maintenance – requires active maintenance, in the event no progress by next inspection PMSI to send letter fine reminder.

2239 – 6/25/25 [door tag notice 7/3/25] – Prune/trim tree and the bushes – both are unkempt in appearance.

Total: 37

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 December 2024), in the event there is a lawn infraction for the reason the lawn care plan was required. **SUBMIT** Your Lawn care plan ASAP!!

DUNCANSHIRE

2309 – Lawn care plan submitted via email: 8/8/24
2351 –
2353 –
2401 –
2425 [Rental]
2447 - Lawn care plan submitted via email: March per the homeowner email dated 6/29/25
2449
2465 [Rental]
2487 [Rental]
2503- Lawn care plan submitted via email: 3/23/25

LOCHESHIRE

2481 – 2/13/25 - Homeowner responded to restoring the pavers. Lawn is partially weeds. Homeowner will need to submit a care plan as to combating the weeds.
2482 – [Rental]
2480 – Lawn care plan submitted via email: 12/16/24
2462 – Lawn care plan submitted via email: 4/30/25
2443 [Rental]
2441 [Rental] - Lawn care plan submitted via email 6/5/25
2442 –
2440 –

HILLSHIRE

7989 –
7973 – Lawn care plan submitted via email: 4/25/25
7971 –
7955 –

HAVENSHIRE

2437 — Lawn care plan submitted via email: 3/26/25
2439 –
2477 – Lawn care plan submitted via email 6/24/25
2479 –

NORMANSHIRE

8045 –
8044 –
8024 –
8022 Rental –
7995
7981 Rental
7978 –
7965 –
7964 – Lawn care plan submitted via email: 12/16/24

ASTONSHIRE

7958 –
7960 – Lawn care plan submitted via email: 4/25/25
7977 –

7991 –
8021 Rental – Lawn care plan submitted via email: 3/27/25
8040 Rental –
8039 –
8041 –

BROOKSHIRE

2596 –
2580 –
2578 –
2560 –
2538 – Lawn care plan submitted via email: 2/23/25
2522 – Lawn care plan submitted via email: 8/21/24
2520 – Lawn care plan submitted via email: 5/5/25
2500 – Lawn care plan submitted via email: 12/16/24
2482 – Lawn care plan submitted via email: 6/11/25
2402 –
2386 – Lawn care plan submitted via email: 2/28/25
2366 – Lawn care plan submitted via email: 3/28/25
2322 – Lawn care plan submitted via email: 2/26/25
2308 Rental –
2259 – Lawn care plan submitted via email: 4/30/25
2258 – Lawn care plan submitted via email: 12/22/24
2251 –
2246 Rental –
2247 –
2240 Rental –
2241 Rental - Lawn care plan submitted via email: 4/22/25
2239 – Lawn care plan submitted via email: 3/3/25