



Inspection Report – April 8th, 27th 2026

Last page of Inspection Report

XXXX Required to submit lawn care plan **No later than April 30, 2026**

NOTE: In the event a lawn care plan **is not** submitted by April 30, 2026 – the homeowner risk being fined, per the lawn care plan letter (to be mailed December 2025), 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 2026 (NLT: April 30, 2026).
- XXXX – Lawn care plan submitted
- XXXX – Pending legal counsel response or Pending PMSI response.
- (**)** - Will be required to remove if not actively used/maintained.
- XXXX – City of Lights must remove if not participating

DUNCANSHIRE PL

- 2291 Resolved: 4/18/26; 4/4/26 – Unit for sale, PMSI to send letter to remove all holiday decoration; 2/6/26 – Seasonal decoration: Holiday lights upper deck. Appear clear in color. City of Lights participants shall remove all lights when the last musher crosses the Iditarod finish line (white/clear lights only). Please remove if not participating in the City of Lights.
 Resolved 11/5/25: 9/19/25 – Upper deck – grill cover store out of sight or replace cover back on grill – monitoring.
 Resolved: 8/4/25: 6/25/25 [door tag notice 7/3/25] Weed whack weeds/grass growing around water/catch basin.
- 2309 Resolved 2/6/26: 11/30/25 – Seasonal Decoration: front porch – pumpkin.
 Resolved: 11/30/25: 9/19/25: Upper deck miscellaneous storage: monitoring.

Resolved: 4/30/25; 3/13/25—Upper front window Christmas décor; upper deck—5gal bucket

2329 – Resolved 2/6/26: 11/30/25—Seasonal Decoration: front porch—pumpkin
Duncanshire: Best Lawn award: Beautifully manicured lawn. 100pct compliance with the landscape guidelines. (July 2025)

2331 Rental – Submitted lawn care plan via email 3/26/26.

Lawn/weed maintenance: Monitoring

2026 – will be required to submit a lawn care plan by April 30th 2026.

Resolved: 3/13/25: 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.

2351 – 4/27/26 – Upper deck storage – bag of trash - monitoring

2351 – 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; Tire ruts: area along driveway edge requires attention; lawn requires active maintenance more than mowing;

2026 – will be required to submit a lawn care plan by April 30th 2026.

Resolved: 6/25/25: 6/2/25—Trashean storage—no additional reminders

2353 – Lawn/weed maintenance; tire ruts driveway edge.

2026 – will be required to submit a lawn care plan by April 30th 2026.

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.

Resolved: 9/19/25: 8/4/25 Trash can storage no additional reminders.

2367 – December 2025/January 2026: Reminder: Do not shovel snow from property onto the street.

Duncanshire: Best Lawn award: Beautifully manicured lawn. 100pct compliance with the landscape guidelines. (August 2025)

Resolved: 2/6/26: 11/30/25—Trashean storage—no additional reminders.

2369 - Rental 4/18/26: Chronic guest parking use. **\$50 fine**; LLV 598 – Porsche; LGN 767 – Chevy Traverse; Audi SUV. 2/14/26 – Guest parking. Discontinue parking in guest parking as overflow parking. Vehicles at risk of being impounded and account assessed fines. Submit design review for driveway extension.

2369 - Rental 4/18/26 – Parking infraction: parking on front lawn - monitoring

2369-Rental – Lawn requires weed maintenance; Lawn/ dead spots/pet urine burns;

2026 – will be required to submit a lawn care plan by April 30th 2026.

Resolved: 4/8/26: 2/6/26—Seasonal Decoration: Holiday lights—upper deck—monitoring.

Resolved 2/6/26:11/30/25—Trashean storage: Unit vacant

Resolved: 9/19/25: remove withered foliage from all three flower pots; flower bed corner of front porch overgrown with grass. In the event no response to the door tag notice, by next inspection, PMSI to send letter.

Resolved: 9/19/25: 8/10/25—Trespass Violation: allowing pets to eliminate on neighboring lawns. No additional reminders. Next infraction fines to commence \$50

2391 Resolved: 8/4/25: 6/25/25[door tag notice 7/3/25]—Weeds growing underneath front porch /step area.

- 2401** –Lawn/weed maintenance. Lawn out-of-compliance.
2026 – will be required to submit a lawn care plan by April 30th 2026.
 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** – 4/8/26 – Monitoring; 2/6/26 – Guest Parking use – discontinue parking all vehicles in guest parking. All vehicles to this Unit are banned from using guest parking without Board approval.
2026 – will be required to restore driveway – excessive oil stains by July 31st 2026.
 Resolved: 2/6/26; 11/30/25 – Upper deck storage – trash bag of trash – \$100 fine assessed.
 Resolved: 9/19/25; 8/4/25; 6/25/25; 4/30/25 Monitoring; 1/30/25 Upper sliding door blinds – missing slats repair/replace no later than **April 30, 2025**.
 Resolved: 9/19/25; 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.
- 2425 - Rental** – Lawn/weed maintenance - monitoring: lawn requires active maintenance more than mowing.
2026 – will be required to submit a lawn care plan by April 30th 2026.
- 2425- *Rental** – 9/25/25 On-street parking. Continued infraction fines to commence. Monitoring.
- 2425 – Rental** – 2/6/26 – Stored vehicle covered in snow. Stored vehicles must not appear stored and cannot be covered in snow during the snow season. Monitoring.
 Resolved: 2/6/26 - 10/22/25 – Guest parking use: LLN 417 Saab. Banned from guest parking due to guest parking abuse.
 Resolved: 8/4/25; 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 – Trashcan storage: \$100 fine assessed.
- 2447** – Submitted lawn care plan via email 3/2/26.
 Lawn/Weed maintenance – lawn overgrown with weeds.
2026 – will be required to submit a lawn care plan by April 30th 2026.
 Resolved: 4/8/26; 2/6/26 – Parking infraction – front lawn. Discontinue parking on the front lawn. Submit a design review for a driveway extension. Guest parking is not to be used for overflow parking.
 Resolved: 4/8/26; 2/6/26 – Holiday decoration – upper deck holiday lights non-white/clear in color. 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** - 4/8/26 – Storage – front porch - monitoring
- 2449 - Rental** 9/19/25 – Upper deck sliding blinds – monitoring.
- 2449 - Rental** Lawn/weed maintenance: No active lawn care beyond mowing. Lawn is overgrown with weeds. Fine assessed \$100; 6/25/25- Lawn/weed maintenance: lawn out-of-compliance Fine assessed: \$50.
2026 – will be required to submit a lawn care plan by April 30th 2026.
- 2465 – Rental** – Lawn/weed maintenance: requires weed maintenance.
- 2465 - Rental** – Lawn/weed maintenance: No active lawn care beyond mowing. Lawn is overgrown with

weeds. Fine assessed \$100; 6/25/25-Lawn/weed maintenance: lawn out-of-compliance Fine assessed: \$50.

2026 – will be required to submit a lawn care plan by April 30th 2026.

2467 – Resolved: 9/19/25; 8/4/25[door tag notice 8/10/25] – Weeds growing underneath front porch /step area. Resolved: 4/30/25; 3/13/25 – Upper deck: storage – miscellaneous items not aligned with the house Rules.

2487 - Rental –Lawn/weed maintenance: Front Walk pavers/weed maintenance. Area not neat in appearance.

2026 – will be required to submit a lawn care plan by April 30th 2026.

Resolved: 2/6/26; 11/30/25 – Trashcan reminder – no additional reminders.

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

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

2503 – 4/27/26 – Trashcan storage – no additional reminder

2503 – Lawn/weed maintenance; Lawn - area along driveway edge requires active Maintenance- upkeep of property; marginally kempt; front lawn – excessive miscellaneous storage.

2026 – will be required to submit a lawn care plan by April 30th 2026.

Please store out of sight. No additional reminders re: exterior being unkempt. Fines to commence each occurrence.

Total: 12

LOCHENSHIRE

2483 – 4/27/26 – Upper deck: grey storage tote - monitoring

2481 – 2/6/26 – Upper deck: bag of trash. Next infraction PMSI to place homeowner on formal notice.

2482 - Rental – Lawn/weed maintenance.

2026 – will be required to submit a lawn care plan by April 30th 2026.

Resolved 4/8/26; 2/6/26 – Seasonal Decoration: Holiday lights upper deck.

2480 – Lawn/weed maintenance.

2026 – will be required to submit a lawn care plan by April 30th 2026.

2480 - 4/8/26 – Trashcan storage - monitoring

2/6/26 – Vehicle removed from driveway; 9/28/28: EYS 927 Chevy Cobalt registration expired 7/25. All vehicles must have current registration and must be operable if parked in driveway. **Deadline to register vehicle 11/15/25.** After 11/16/25 vehicle must be removed from driveway in the event registration remains expired.

Resolved 3/15/25; 1/30/25 – Trashcan storage – no additional reminders.

Resolved 4/8/26; 2/6/26: Seasonal decoration: Upper deck railing holiday lights non-white/clear in color.

2462 – Lawn/weed maintenance;

2026 – will be required to submit a lawn care plan by April 30th 2026.

Resolved: 6/25/25: 1/30/25— Monitoring: 11/21/24; 11/15/24 – Trashcan storage. \$50 fine to be assessed

2463 – Resolved: 2/6/26: 11/30/25— Seasonal decoration: Front porch— pumpkin
Resolved 8/4/25: 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 – **Lochenshire:** Best Lawn award: Beautifully manicured lawn. 100pct compliance with the landscape guidelines. (August 2025)
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 – Lawn/weed maintenance.

2026 – will be required to submit a lawn care plan by April 30th 2026.

2443 Rental – 6/25/25: All vehicles to this Unit are 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.

Resolved: 2/6/26: ~~Seasonal Decoration: upper deck— Halloween (oversized spider/and web).~~

Resolved: 10/2/25: 8/4/25— [door tag notice 8/10/25]— store the cooler out of sight; 6/25/25— Storage: front porch— cooler. Monitoring.

2441 - Rental – Lawn/weed maintenance.

2026 – will be required to submit a lawn care plan by April 30th 2026.

Resolved: 2/6/26: ~~Seasonal Decoration: front porch— pumpkins~~

Resolved: 11/30/25: 9/19/25— Upper deck storage: tote— monitoring.

2440 – Lawn/weed maintenance No active lawn care beyond mowing. Lawn is overgrown with weeds.

2026 – will be required to submit a lawn care plan by April 30th 2026.

Resolved: 4/8/26: 2/6/26: ~~Seasonal decoration: upper deck— inflatable. Holiday lights appear white/clear in color. City of Lights participants shall remove all lights when the last musher crosses the Iditarod finish line— white/clear lights only). Please remove if you are not participating in the City of Lights.~~

Total: 8_

HILLSHIRE CT

8035 – 4/27/26; 4/8/26 – Upper deck storage – bag of trash – monitoring.

8017 – 4/27/26 – Monitoring; 4/8/26 – Exterior Unit – unkempt – bags of trash front of garage, storage – front porch, debris strewn in snow pile/front lawn. No additional reminders re: exterior unit must be neat in appearance at all times.

2026 - will be required to restore driveway – excessive oil stains by **July 31st 2026**.

8017 – 9/19/25 – Curbside – decorative rocks/pavers – overgrown with weeds – **monitoring/spring 2026**
Resolved: 2/6/26: 11/30/25 – Seasonal Decoration: front porch/front lawn: Halloween
Resolved: 2/6/26: 11/30/25 – Trashcan storage: No additional reminders
Resolved: 8/4/25 ;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.~~

8015 – 2/15/26 – Guest parking/truck stored: LPV 153 – Dodge Ram 1500 – tagged for impound. Monitoring **Hillshire**: Best Lawn award: Beautifully manicured lawn. 100pct compliance with the landscape Guidelines (July 2025).
Resolved 8/13/25: 8/4/25 [door tag notices to both Units] – bag and remove the dried grass clipping curbside. Under no circumstances is this allowed or okay to do. Next violation PMSI to send formal notice.

7989 – Lawn/weed maintenance.
2026 – will be required to submit a lawn care plan by April 30th 2026.

7989 – 4/8/26: front porch – bag of trash - monitoring
7989 – Resolved: 4/8/26; 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
Resolved: 8/4/25; 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.

7987 – Lawn/weed maintenance;
2026 – will be required to submit a lawn care plan by April 30th 2026.
Resolved 2/6/26: 11/30/25 – Seasonal Decoration: Front porch – pumpkins.

7973 – 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.~~

7971 – Submitted lawn care plan via email 3/7/26
Lawn/weed maintenance - combat the weeds; patio pavers.
2026 – will be required to submit a lawn care plan by April 30th 2026.

7957 Rental – Lawn/weed maintenance.
2026 – will be required to submit a lawn care plan by April 30th 2026.

7955 – Lawn/weed maintenance; area along driveway's edge continue active maintenance.

2026 – will be required to submit a lawn care plan by April 30th 2026.

~~Resolved 6/30/25; 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: 8

HAVENSHIRE

2436 – 4/27/26 – Basketball hoop – remove from curbside of road into the driveway.

2436 – Submitted lawn care plan via email 3/18/26.

2026 – Lawn/weed maintenance. Will be required to submit a lawn care plan by April 30th 2026.

~~Resolved 8/4/25; 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.~~

2437 – Lawn/weed maintenance; area along driveway edge/front walk requires weed maintenance.

2026 – will be required to submit a lawn care plan by April 30th 2026.

~~Resolved: 4/27/26 - 4/8/26 – Seasonal Decoration; 2/6/26 – Seasonal Decoration: Holiday lights upper deck railing non white/clear in color.~~

~~Resolved: 4/8/26; 9/28/25 – Upper sliding door blinds – missing slats – repair/replace no later than Dec 1st, 2025.~~

~~Resolved: 11/4/25; 9/28/25 – Upper deck storage – red tote – monitoring.~~

~~Resolved: 9/28/25; 8/4/25 – No response to door tag notice; 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 – Trashed storage – monitoring.~~

2439 - Rental – Lawn/weed maintenance.

2026 – will be required to submit a lawn care plan by April 30th 2026.

2439 Rental – 8/4/25 – Monitoring; 6/25/25 – Parking infraction – lawn /design review for driveway extension approved.

2456 – 9/19/25 – Driveway extension: requires weed maintenance. Monitoring – spring 2026

2458 – ~~Resolved: 4/8/26; 2/6/26 – Holiday decoration: Front door/upper front window.~~

2457 Rental – Lawn/weed maintenance.

2026 – will be required to submit a lawn care plan by April 30th 2026.

2459 – ~~8/4/25 – Significant lawn progress! 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 Trashed 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.

2476 – 8/4/25 – Driveway extension requires on-going weed maintenance; decorative white rocks overrun with weeds. Monitoring

2478 – **Havenshire:** Best Lawn award: Beautifully manicured lawn. 100pct compliance with the landscape guidelines. (August 2025)

2477 – Lawn/weed maintenance.

2026 – will be required to submit a lawn care plan by April 30th 2026.

2477 – 8/18/25/August – Guest parking/ on-street parking – LHE 865 Hyundai Sante Fe. Discontinue guest parking use. -Monitoring

2477 – Resolved 4/30/25; 3/13/25 – Upper deck storage: trash bag of trash. \$100 fine assessed.

2479 – 4/27/26 – Vehicle registration expired 9/25/25; 4/8/26; Derelict vehicle – GYN 161 – Chevy Silverado – continues to be stored in driveway - **\$50 fine assessed**; 2/6/26 – Stored vehicle covered/buried in snow. Stored vehicles must not appear stored and cannot be covered in snow during the snow season.

2479 – Lawn/weed maintenance.

2026 – will be required to submit a lawn care plan by April 30th 2026.

Total: 8

NORMANSHIRE

8045 – Lawn/weed maintenance; Storm drain unkempt and overgrown with grass/weeds preventing water from sump pumps to flow freely; Small boulders along property line overgrown with weeds; Driveway extension overrun with weeds.

2026 – will be required to submit a lawn care plan by April 30th 2026.

Resolved: 2/6/26: Nov/Oct 2025 – Guest parking abuse. Discontinue parking all vehicles in guest parking. Fines to commence with continued infraction; vehicles at risk of being impounded. Final reminder.

8043 – 9/19/25 – Lawn/weed maintenance; driveway extension weeds/grass not maintained; curbside pavers – covered in weeds/grass.

2026 – will be required to submit a lawn care plan by April 30th 2026

8043* – 9/29/25 – Guest parking use– JRU 256 Ford F150 & all other vehicles. Fines to commence; vehicle at risk of being impounded.

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

8044 – Submitted a lawn care plan via email 4/13/26

Lawn/weed maintenance.

2026 – will be required to submit a lawn care plan by April 30th 2026.

8025- Rental – Submitted partial lawn care plan via email 4/20/26 – did not address upkeep of curbside pavers
Lawn/weed maintenance: Lawn overrun with weeds; curbside pavers – covered in weeds/grass

2026 – will be required to submit a lawn care plan by April 30th 2026; to include maintenance and upkeep of pavers curbside; base of tree white decorative rocks and paver overgrown with weeds.
Resolved: 2/6/26: ~~11/30/25 – Seasonal Decoration – front porch – pumpkins.~~
Resolved 2/6/26: ~~11/30/25 – Upper deck storage – cooler; cardboard box~~
Resolved 8/4/25: ~~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 – July 2025

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 – Submitted lawn care plan via email 1/7/26 (was not required)
Resolved 9/19/25: ~~8/4/25 – Trashcan storage; No additional reminders.~~
Resolved 8/4/25: All fines reversed: regarding above ground GCI cable.
Resolved 8/4/25: ~~6/25/25 – Upper deck: Pellet Grill/lighter fluid/ PMSI to send letter. 3/13/25 – Upper deck – smoker/grill. Monitoring~~
Resolved: 1/30/25: ~~10/9 – On street parking; 10/18 – bed of truck extended into the roadway from driveway. Monitoring~~

8022 – Rental – Lawn/weed maintenance: Backyard -

2026 – will be required to submit a lawn care plan by April 30th 2026.

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

7996 – 2/6/26 – Seasonal decoration: Holiday lights upper deck. Appear clear in color. City of Lights participants shall remove all lights when the last musher crosses the Iditarod finish line – white/clear lights only). Please remove if you are not participating in the City of Lights.

7995 – Lawn/weed maintenance.

2026 – will be required to submit a lawn care plan by April 30th 2026.

Resolved: 6/2/25: ~~4/30/25 – Front porch – ice melt – store out of sight.~~

7994 – 2/6/26 – Stored vehicle covered in snow. Stored vehicles must not appear stored and cannot be covered in snow during the snow season.

7981 Rental – Lawn/weed maintenance.

2026 – will be required to submit a lawn care plan by April 30th 2026.

7979 – Resolved: 4/8/26: ~~4/18/2/6/26: Seasonal decoration: Holiday lights non white/clear in color upper deck railing.~~

Resolved: 2/6/26: ~~11/30/25 – Upper deck storage – \$50 fine; 9/19/25 – Upper deck storage – bag of trash; 8/4/25 – Upper deck storage: bag of trash – monitoring;~~

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

7980 - Rental –

Resolved: 4/8/26; ~~2/6/26~~ – Seasonal decoration: Holiday lights non-white/clear in color upper deck railing.

Resolved 11/3/25; ~~9/19/25~~ – Upper deck storage: ladder – monitoring.

Resolved: 9/19/25 – ~~8/4/25~~ – Upper deck – structural change without design review.

Resolved: 9/19/25 – ~~9/3/25~~ – Guest parking abuse – work van GRL 470. No additional reminders regarding guest parking usage.

7978 – Lawn/weed maintenance; boulder corner of front lawn overgrown with weeds/grass. Lawn/weed maintenance.

2026 – will be required to submit a lawn care plan by April 30th 2026.

Resolved: 2/6/26; ~~11/30/25~~ – Seasonal Decoration – front porch/Upper deck railing – pumpkins.

Resolved: 9/19/25; ~~8/4/25~~ – [door tag notice]; ~~6/25/25~~ – Upper deck: fruit box(s) – monitoring

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.

7965 – Rental – 4/8/26 – Seasonal decoration - **\$50 fine assessed**; 2/6/26 – Seasonal decoration: Holiday lights non-white/clear in color upper deck railing.

7965 - Rental – Submitted lawn care plan via email 4/19/26.

Lawn/weed maintenance

2026 – will be required to submit a lawn care plan by April 30th 2026.

Resolved: 2/6/26; ~~11/30/25~~ – Seasonal Decoration: upper deck – pumpkin/deflated inflatable.

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

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

7963 – Lawn/weed maintenance.

2026 – will be required to submit a lawn care plan by April 30th 2026;

7964 – Lawn appearance in poor condition. Walkway along driveway's edge overgrown with weeds.

Lawn requires on-going active maintenance. Lawn/weed maintenance: lawn out-of-compliance.

2026 – will be required to submit a lawn care plan by April 30th 2026.

Resolved: 2/6/26; ~~11/30/25~~ – Seasonal Decoration front porch – pumpkin.

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

7962 – Lawn/weed maintenance; bricks along driveway's edge requires active maintenance. boulder curbside – overgrown with weeds

2026 – will be required to submit a lawn care plan by April 30th 2026;

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

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

Total: 15

ASTONSHIRE CT

- 7958** – Lawn/weed maintenance; spots; pet urine burns; maintain backyard area; Lawn – in poor condition.
2026 – will be required to submit a lawn care plan by April 30th 2026.
Resolved: 2/6/26; 11/30/25 – Seasonal decoration – front porch/pumpkins
- 7960** – Lawn/weed maintenance.
2026 – will be required to submit a lawn care plan by April 30th 2026.
7960 – 8/4/25; 6/25/25 – Front porch – tethered leash - monitoring
7960 – Resolved: 6/2/25; 4/30/25 – Trashcan storage – no additional reminders.
- 7959** – Lawn/weed maintenance, Lawn in poor condition. Must maintain backyard.
2026 – will be required to submit a lawn care plan by April 30th 2026.
Resolved: 9/19/5; 8/4/25 – Derelict vehicle remain in driveway registration expired 3/25. \$200 fine;
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.
8/4/25 – GPD 987 registration Ford Explore registration **expired 3/25**. All vehicles must have current
registration and must be operable. **Deadline to register vehicle 9/26/25**.
- 7961 – Rental** – 4/8/26 - Derelict vehicle /flat tire – LAH 677 **\$200 fine assessed**; 2/6/26: \$100 fine; 11/30/25 –
Derelict vehicle /flat tire – LAH 677 \$50 fine; 9/28/25 – Derelict vehicle /flat tire – LAH 677 Dodge
Journey.
- 7961 – Rental** - Lawn/weed maintenance – lawn saturated in weeds; Lawn/backyard.
2026 – will be required to submit a lawn care plan by April 30th 2026;
Resolved: 2/6/26; 11/30/25 – Upper deck storage: black trash bag.
Resolved: 2/6/26; 11/30/25 – on street parking \$50 fine; Aug/Sept – On street parking. Continued
infraction fines to commence
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 – Resolved: 2/6/26; 11/30/25; 9/19/25 – Upper deck storage – ladder - monitoring
Resolved 8/4/25; 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** – Lawn/weed maintenance; boulder curbside – overgrown with weeds – monitoring.
2026 – will be required to submit a lawn care plan by April 30th 2026.
Resolved 4/30/25; 3/13/25; 1/30/25 – Front porch storage – industrial tote – monitoring.
- 7975** – Lawn/weed maintenance.
2026 – will be required to submit a lawn care plan by April 30th 2026.
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** – Lawn/weed maintenance;

- 7977** 9/19/25 – Did not respond to deadline; 8/4/25 – curbside rock pad remains out-of compliance **June 13th, 2026**
2026 – will be required to submit a lawn care plan by April 30th 2026.
- 7991** – 4/8/26 – Upper deck storage – bag of trash – monitoring.
7991 – Lawn/weed maintenance – lawn mostly weeds – no assertive weed maintenance;
2026 – will be required to submit a lawn care plan by April 30th 2026.
- 7993 – Resolved: 6/2/25; 4/30/25 – upper deck storage – vacuum cleaner. Remove when not in active use.
- 8018 – Resolved: 2/6/26; 11/30/25 – Trashcan storage – no additional reminders
 Resolved: 6/25/25; 5/14/25; 3/13/25 – Upper deck storage: bag of trash – no additional reminders.
 Monitoring
- 8020 – Resolved 9/19/25; 8/4/25 – PMSI to send letter re: D-1 gravel maintenance – weed maintenance;
 6/25/25 [door tag notice 7/3/25] – D-1 gravel – weed maintenance.
 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** – Submitted lawn care plan via email 3/18/26.
 Lawn/weed maintenance lawn mostly weeds – no assertive weed maintenance; Decorative
 rocks along driveway overrun with weeds.
2026 – will be required to submit a lawn care plan by April 30th 2026.
- 8038** 4/8/26 – Derelict vehicle remains in driveway - **\$50 fine assessed**; 2/6/26 – Derelict vehicle. Expired
 license plates Aug 2022: EDV 837.
- 8038** Lawn/weed maintenance: Lawn in poor condition.
2026 - will be required to submit a lawn care plan by April 30th 2026
 Resolved 2/6/26: – 8/13/25 – Upper deck sliding door blinds missing slats. Replace missing slides or
 blinds: **Deadline Sept 13th 2025**
 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** – Lawn/weed maintenance: No active maintenance beyond mowing: *Lawn is practically all
 weeds.*
2026 – will be required to submit a lawn care plan by April 30th 2026.
 Resolved 11/5/25: 8040 Rental – 6/25/25 – Monitoring: 6/2/25 – Parking infraction – lawn – submit
 design review for driveway extension.
 Resolved: 2/6/26 - 10/22/25 – Trashcan storage. No additional reminders.

8039 – Lawn/weed maintenance – no assertive improvements. All aspects of lawn must be maintained including areas outside the fence (side/back yard areas)
2026 – will be required to submit a lawn care plan by April 30th 2026.
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 – Lawn/weed maintenance – no assertive improvements. All aspects of lawn must be maintained including areas outside the fence (side/back yard areas)
2026 – will be required to submit a lawn care plan by April 30th 2026.

Total: 13

BROOKSHIRE

2596 – Lawn/weed maintenance ÷ Clear excess grass clipping away from catch/water basin.
2026 – will be required to submit a lawn care plan by April 30th 2026.
Resolved: 2/6/26; 11/30/25 – Trashcan storage: No additional Reminders. Trashcan storage outside cannot be seen from the street.

2580 – Submitted a response to the lawn care letter via email 3/7/26
NOTE: 3/15/26: Consider hiring a lawn care service or ask a fellow neighbor to assist with caring for your lawn. Lawn/weed maintenance.
2026 – will be required to submit a lawn care plan by April 30th 2026.
8/4/25 – Monitoring: 6/2/25 – Parking infraction: lawn. Submit design review for driveway extension.

2578 – Submitted lawn care plan via email 4/4/26
Lawn/weed maintenance.
2026 – will be required to submit a lawn care plan by April 30th 2026.

2560 – Lawn/weed maintenance; driveway edge requires active maintenance. Barrier along driveway edge overgrown with grass/weeds. Barrier along driveway edge/boulder curbside overgrown with weeds; Mulch along driveway edge overgrown with weeds; the HOA will have the homeowner return the lawn to it's original condition – removing the barrier and the mulch from along the driveway's edge.
2026 – will be required to submit a lawn care plan by April 30th 2026.

2558 – 8/4/25 – Driveway extension requires weed maintenance.

2540 – 4/8/26 – Monitoring; 2/6/26; 11/30/25 – Guest parking abuse: 1OFWUN (Red Chevy Equinox) – discontinue guest parking use. Vehicle at risk of being impounded. Submit design review for a driveway extension.

2540 – 4/8/26 – Monitoring; 2/6/26 – Monitoring next fine \$200 if vehicle does not have proper registration; 11/30/25 – Registration expired [LFR 154]: \$200 fine; 9/28/25 – Registration expired: \$200 fine; 8/4/25 Registration expired: \$100 fine; 8/4/25; 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** – 2/6/26 – Monitoring next fine \$100; 11/30/25; 12/1/25; 12/2/25 – Chronic on-street parking: \$50 fine; 6/2/25 – monitoring; 5/10/25 – **Final reminder**: On-street parking:
Resolved: 6/2/25; 4/30/25 – ~~Black trash bag 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~~
Brookshire: Lawn of the Month for Brookshire Community. Congratulations!! July 2025
- 2538 – ~~Resolved 8/4/25; 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: 2/6/26; 11/30/25 – ~~Seasonal Decoration: front porch – pumpkins.~~
Resolved: 11/30/25 – 9/19/25 – ~~Upper deck – grill cover store out of sight or replace cover back on grill monitoring.~~
- 2522** – 4/27/26 – Derelict vehicle in driveway - **\$50 fine to be assessed.**; provided reminder on 3/18/26 regarding derelict and stored vehicles.
Resolved: 4/6/26 – no additional reminders upcoming 2026 winter season. Fines to be assessed. 2/6/26 – Stored vehicle covered in snow. Stored vehicles must not appear stored and cannot be covered in snow during the snow season.
- 2522** – Lawn/weed maintenance; Lawn is mostly weeds.
2026 – will be required to submit a lawn care plan by April 30th 2026.
Resolved: 9/19/25; 3/15/25 – ~~Guest Parking use: LCZ 603 GMC. Monitoring~~
- 2520 – ~~Resolved 11/5/25; 10/2/25 – Trashcan storage: fine assessed \$50~~
- 2500** – Submitted lawn care plan via email 2/17/26 (was not required)
- 2482** – Submitted partial lawn care plan [did not address upkeep of driveway extension] via email on 3/20/26
Lawn requires active weed maintenance; Driveway extension poor condition, unkempt, overgrown with weeds.
2026 – will be required to submit a lawn care plan by April 30th 2026.
- 2480** – Submitted lawn care plan email on 4/2/26
Lawn maintenance – focus on area along driveway edge.
2026 – will be required to submit a lawn care plan by April 30th 2026
- 2462 – ~~Resolved: 6/25/25 – blinds removed: 4/30/25 – Front porch (lower deck) window blinds – repair or replace.~~
- 2460 – ~~Resolved: 8/4/25; 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.~~
- 2442** – 4/27/26 – Trashcan storage – must store trashcan behind closed fence; fence gate must be kept closed when not actively in use. Courtesy reminders. Next infraction - \$100. Each infraction.
- 2442** – 8/4/25 – Paint downspouts color of Unit: **Deadline June 30th 2026.**
Resolved 11/5/25; 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.

8/4/25 Monitoring: 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.

Resolved: 11/5/25: 4/30/25 Replace numbers for Unit address 2442

Resolved 9/19/25: 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. Final Deadline extended: Sept 13th no additional extensions fines to be assessed effective Sept 14th.

Resolved 8/4/25: paint exterior light mounts to color of Unit.

Resolved 6/25/25: ice melt container \$50.00

Resolved 6/2/25: Upper deck storage cooler;

2440 – Lawn/weed maintenance; Driveway extension decorative white rocks overrun with grass clippings/weeds; Lawn maintenance – requires active care more than mowing.

2026 – will be required to submit a lawn care plan by April 30th 2026.

2440 – 8/4/25 – Paint downspouts color of Unit: **Deadline June 30th 2026.**

4/8/26 – Gate repair: **Deadline June 30th 2026**

Resolved 4/8/26: 9/19/25 Lower deck bag of trash monitoring.

2420 – 4/8/26 – upper deck storage – bag of trash – monitoring.

2420 – 9/19/26 – No response to door-tag-notice (rocks around bush/front lawn overgrown with grass). **June**

13th 2026; 8/4/25 – [door-tag-notice] Lawn – rocks around bush/front lawn overgrown with grass.

2418 – Submitted lawn care plan via email 3/17/26

Lawn/weed maintenance.

2026 – will be required to submit a lawn care plan by April 30th 2026

2402 – Submitted lawn care plan via email 4/18/26

Lawn/weed maintenance; Driveway extension requires upkeep in compliance with the driveway extension guidelines. The outer edge of extension is overgrown with weeds.

2026 – will be required to submit a lawn care plan by April 30th 2026.

2386 – Lawn/weed maintenance; Lawn – in poor condition – dead spots; pet urine burns;

2026 – will be required to submit a lawn care plan by April 30th 2026.

2384 Brookshire: Lawn of the Month for Brookshire Community. Congratulations!! August 2025

2384 – Resolved 11/6/25: 9/19/25 – On street parking. Continued infraction fines to commence.

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.

2364 – Resolved 8/4/25: 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 – Resolved 8/4/25: 6/25/25 [door tag notice 7/3/25] – Upper deck storage/beverage box other miscellaneous items.

Resolved: 6/25/25 ~~6/2/25~~ Storage (tires) side of Unit ~~store out of sight. Submit design review for fence installation.~~

2344 – Resolved: 4/8/26; ~~2/15/26~~ Parking infraction ~~front lawn. Discontinue parking on the front lawn. Submit a design review for a driveway extension. Guest parking is not to be used for overflow parking.~~

2322 Rental – 8/4/25 – Lawn/weed maintenance: Requires active lawn care maintenance – mostly weeds.

2026 – will be required to submit a lawn care plan by April 30th 2026.

2322 Rental – 4/26/26 – guest parking - **\$50 fine assessed**. Unit will be fined each occurrence, vehicle remains at risk of being impounded; 4/8/26 – GXX 346 parked in guest parking – monitoring; 2/6/26:

Monitoring; 11/30/26: Parking infraction: front lawn – guest parking (GXX 346 Dodge tagged for impound 12/24)/ on-street parking prohibited. Continued parking on front lawn fines to be assessed.

Resolved: 4/8/26; ~~2/6/26~~ Seasonal decoration: ~~Holiday lights non white/clear in color upper deck railing. Lights tacked to the wall, appear to be white/clear in color. City of Lights participants shall remove all lights when the last musher crosses the Iditarod finish line (white/clear lights only). Please remove if you are not participating in the City of Lights.~~

Resolved: 2/6/26; ~~11/30/25~~ ~~Trashean storage – no additional reminders;~~

2308 – rental – Submitted lawn care plan via email 3/11/26.

Lawn/weed maintenance; mostly weeds.

2026 – will be required to submit a lawn care plan by April 30th 2026.

2306 – Lawn/weed maintenance. Lawn in poor condition require active maintenance beyond mowing.

2026 - will be required to submit a lawn care plan by April 30th 2026

Resolved: 2/6/26; ~~11/30/25~~ ~~Trashean storage – \$50 fine~~

Resolved: 6/2/25; ~~4/30/25~~ ~~Trashean storage – no additional reminders;~~ ~~3/13/25~~ ~~Trashean storage – monitoring.~~

2290 – 4/18/26 – PMSI to resend letter with correct infraction indicated; 2/6/26 – Upper front window blinds in need of repair. Several slats are missing.

2290 – 9/19/25 – Driveway extension remains out-of-compliance. HOA will enforce fine [\$200] policy until driveway extension is removed and/or brought into compliance next fine to be assessed **June 13th, 2026**;

8/4/25 – Driveway extension requires restoration within compliance of the driveway extension guidelines. The HOA has assessed a \$150 in fines due to non-compliance. The HOA will require the homeowner to remove the D-1 gravel returning the area back to its original condition if not brought into compliance by the **Deadline: Sept 13th – Effective Sept 14th** the Homeowner will be required to remove the driveway extension if not in compliance with the driveway extension guidelines.

6/25/25 – driveway extension standards out-of compliance. ~~Fine assessed: \$100.~~ Provided several reminders last summer/fall to maintain driveway extension in compliance.

~~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; 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);~~

2288 – Submitted lawn care plan via email 3/11/26.

NOTE: 3/11/26 – Provided a copy of Brookshire’s landscape guidelines.

Lawn/weed maintenance.

2026 – will be required to submit a lawn care plan by April 30th 2026

2272 – Lawn/weed maintenance.

2026 – will be required to submit a lawn care plan by April 30th 2026

2264 – Rental – 4/8/26 – Upper deck storage – trash bag of trash – monitoring.

2264 – Rental – 1/6/26 – Parking Violation: parked in designated snow storage area JYA 291 red Ford 150 Truck at risk of being impounded.

Resolved 4/8/26: - 2/6/26 – ~~Seasonal decoration: Holiday lights non-white/clear in color upper deck railing.~~

2260 – **Brookshire:** Best Lawn award: Beautiful floral lawn appeal. (August 2025)

2258 – Lawn/weed maintenance/(front/back) out-of-compliance

2026 – will be required to submit a lawn care plan by April 30th 2026.

Resolved: 2/6/26: 11/30/25 – ~~Seasonal Decoration: front porch pumpkin.~~

2259 4/8/26 – Upper deck – excess storage (red storage container; 5gal bucket); 2/6/26; Excess storage. Upper/lower decks: If not improvement next inspection, PMSI to send homeowner on formal notice; 11/30/25 – Excessive exterior storage – monitoring.

Resolved: 9/19/25; 8/4/25 – ~~Monitoring verbal reminder re: trashcan storage; 6/25/25 – Next inspection excessive exterior storage, PMSI to send letter; 5/14/25; 4/30/25: Exterior storage: Monitoring~~

Resolved 8/4/25: 6/25/25 [~~door tag notice 7/3/25]~~ – ~~Lawn maintenance: Backyard. No additional reminders.~~

2254 – 8/4/25 – Lawn no active maintenance; 6/25/25 – Lawn/weed maintenance – out-of-compliance.

2026 – will be required to submit a lawn care plan by April 30th 2026.

Resolved: 4/8/26 – 2/6/26: ~~Trashcan storage – \$50 fine assessed; 11/30/25 – Trashcan storage – No additional reminders~~

2251 – Lawn/weed maintenance; Empty flower pots must be maintained with foliage otherwise store out of sight; dead spots; pet urine burns; area at front walk.

2026 – will be required to submit a lawn care plan by April 30th 2026.

2251 – 11/6/25: Monitoring: 9/19/25 – Guest parking abuse – KKC 231 next fine \$200. 8/4/25 \$100 fine: Aug/July/June: Guest parking abuse. The HOA will have the vehicles impounded next infraction. 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 – Submitted lawn care plan via email 3/2/26

NOTE: 3/15/26: Consider Scott’s Turf Builder Weed and Feed as an alternative to weedkiller.

Lawn/weed maintenance. Lawn requires active maintenance more than mowing. Patch of rocks curbside requires upkeep. Otherwise remove.

2026 – will be required to submit a lawn care plan by April 30th 2026

2246 – Rental – Submitted lawn care plan via email 3/1/26
Lawn/weed maintenance; rocks curbside overgrown with grass/weeds; dead spots; pet urine burns;
Informed to keep pets from eliminating on front lawn;
2026 – will be required to submit a lawn care plan by April 30th 2026.

2247 – Lawn/weed maintenance;
2026 – will be required to submit a lawn care plan by April 30th 2026.
Resolved 9/19/25: 8/4/25—Vehicle storage: Monitoring: Truck in driveway: remove sticks and ladder from driveway, store out of sight.
6/25/25—Derelict vehicle—PMSI to send letter; 6/2/25—In driveway vehicle repair, J LX 219 truck—Monitoring. *PMSI sent letter re: derelict vehicle.*

2242 – Submitted lawn care plan via email 3/28/26
Lawn/weed maintenance; Driveway extension/curbside requires weed maintenance
2026 – will be required to submit a lawn care plan by April 30th 2026.
Resolved: 8/29/25 - 7/27/25; 7/12/25—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. 6/23/25—Driveway extension—curbside/D-1 gravel requires weed maintenance (monitoring)-

2240 – Rental – Lawn/weed maintenance; mostly weeds.
2026 – Will be required to submit a lawn care plan by April 30th 2026.

2241- Rental – Lawn/weed maintenance - tire ruts along driveway's edge; lawn overgrown with weeds; lawn (front/back) out-of-compliance
2026 – will be required to submit a lawn care plan by April 30th 2026.
Resolved 6/2/25: ~~April/March 2025~~—Guest parking abuse. K MV 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.
Resolved: 11/6/25: 8/4/25—[door tag notice 8/10/25]—Upper deck: store the cooler out of sight;

2239 – Submitted lawn care plan 3/21/26
Lawn/weed maintenance;
2026 – will be required to submit a lawn care plan by April 30th 2026.
Resolved 8/4/25: 6/25/25 [door tag notice 7/3/25]—Prune/trim tree and the bushes—both are unkempt in appearance.

Total: 34

XXXX – Required to submit lawn care plan **No later than April 30, 2026**

NOTE: In the event a lawn care plan is not submitted by April 30, 2026 – the homeowner risk being fined immediately as per the lawn care plan letter (mailed February 2026), in the event there is a lawn infraction for the reason the lawn care plan was required. **SUBMIT** Your Lawn care plan ASAP!!

DUNCANSHIRE

- ✓ 2331 – Submitted lawn care plan via email 3/26/26
- 2351 –
- 2353 –
- 2369 –
- 2401 –
- 2425 –
- ✓ 2447 – Submitted lawn care plan via email 3/2/26
- 2449 –
- 2465 –
- 2487 –
- 2503 –

LOCHENSHIRE

- 2480 –
- 2482 –
- 2462 –
- 2443 –
- 2441 –
- 2440 –

HILLSHIRE

- 7989 –
- 7987 –
- ✓ 7971 – Submitted lawn care plan via email 3/7/26
- 7957 –
- 7955 –

HAVENSHIRE

- ✓ 2436 – Submitted lawn care plan via email 3/18/26
- 2437 –
- 2439 –
- 2457 –
- 2477 –
- 2479 –

NORMANSHIRE

- ✓ 8044 – Submitted lawn care plan via email 4/13/26
- 8045 –
- 8043 –
- ✓ 8025 – Submitted partial lawn care plan via email 4/20/26; did not address upkeep of curbside pavers
- ✓ 8024 - Submitted lawn care plan via email 1/7/26 (was not required)
- 8022 –

- 7995 –
- 7981 –
- 7978 –
- ✓ 7965 – Submitted lawn care plan via email 4/19/26
- 7964 –
- 7963 –
- 7962 –

ASTONSHIRE

- 7958 –
- 7960 –
- 7959 –
- 7961 –
- 7975 –
- 7977 –
- 7976 –
- 7991 –
- ✓ 8021 – Submitted lawn care plan via email 3/18/26.
- 8038 –
- 8040 –
- 8039 –
- 8041 –

BROOKSHIRE

- 2596 –
- ✓ 2580 – Submitted a response to the lawn care letter via email 3/7/26
- ✓ 2578 – Submitted lawn care plan via email 4/4/26
- 2560 –
- 2522 –
- ✓ 2500 – Submitted lawn care plan via email 2/17/26 (was not required)
- ✓ 2480 – Submitted lawn care plan via email 4/2/26
- ✓ 2482 – Submitted partial lawn care plan [did not address upkeep of driveway extension] via email 3/20/26
- 2440 –
- ✓ 2418 – Submitted lawn care plan via email 3/17/26
- ✓ 2402 – Submitted lawn care plan via email 4/18/26
- 2386 –
- 2322 –
- ✓ 2308 – Submitted lawn care plan via email 3/11/26
- 2306 –
- ✓ 2288 – Submitted lawn care plan via email 3/11/26.
- 2272 –
- 2258 –
- 2254 –
- 2251 –
- ✓ 2248 – Submitted lawn care plan via email 3/2/26
- ✓ 2246 – Submitted lawn care plan via email 3/1/26
- 2247 –
- ✓ 2242 – Submitted lawn care plan via email 3/28/26
- 2240 –
- 2241 –
- ✓ 2239 – Submitted lawn care plan via email 3/21/26

February 24, 2026

RE: Covenant Compliance – Landscape Maintenance

Dear Homeowner:

During spring/summer 2025, your lawn was noted to have not been in adequate compliance with the Brookshire landscape guidelines. An attractive lawn distinguishes our community and proclaims pride in ownership. Beautifully maintained lawns provide a welcoming ambience for residents and their guests, attract buyers, and increase property values. As a homeowner, you are responsible for maintaining your lot, including areas within the rights-of-way (road edges), drainage easements, and any other easement areas connected to your property.

Because your lawn was either out-of-compliance and/or below adequate compliance with the Brookshire landscape guidelines, you are required to submit a lawn care plan outlining the steps you plan to take to ensure your lawn meets Brookshire's landscape standards. In the plan, you may also include drawings and pictures describing the steps you plan to implement in bringing your lawn into adequate compliance. In the event a lawn care plan is not submitted by April 30, 2026 – there is the risk of being fined, in the event the lawn infraction is the reason the lawn care plan was required.

Detailed information pertaining to concerns regarding your lawn can be found in the November 2025 Brookshire Inspection report at pmsialaska.com/associations/brookshire

This notice requires action from you. Enclosed is a copy of the Landscape Standards. **After reviewing the standards, please submit a landscape plan no later than April 30, 2026 by emailing it to info@pmsialaska.com**

The HOA appreciates your time and efforts in helping maintain Brookshire as an attractive community.

Sincerely,

Brookshire Condominium Association

Brookshire Condominium Association (CJ)

CC: Unit E-File 130.XX