Chapel Hill Covenant Amendments

1. If a board member misses 3 or more called meetings, they are subject to lose their board position.
2. Fines will be assessed to any homeowner (amt. to be determined on a case by case basis by the CHHA board) who continues after two warnings to violate any covenant. Fines not paid within 30 days of assessment will result in a probated lien with legal fees, court fees administrative fees and interest added.
3. Lawns must not be driven on or parked on by any road vehicles, trailer, etc. Grass must be maintained routinely with walks and drives edged. Areas not cut by mower must be trimmed; no grass clippings can be swept or blown into the street. Lawns must be maintained to a level which keeps our property values as high as possible. Drives and walks must be power washed when needed. Fences must be maintained and gates kept closed. Flower/shrub beds must be maintained. Architectural Committee will be the determining body.
4. No live tree will be removed or altered without first checking with HOA Board. If HOA Board approves removal, then all debris and stump must be removed. Dead trees must be removed in the same manner on a timely basis.
5. As per Article 6.6 no more than 2 household pets are allowed. When outside a dog must be on a leash and the pet owner is responsible for any poop clean-up.
6. Further to Article 6.3, mailboxes and house numbering attached thereto must be maintained and are subject to Architectural Committee review.
7. Further to Article 8, garbage disposal containers should not be placed on street for pick-up any sooner than the evening before or the actual day of scheduled pick-up. After pick-up is complete, the container should be removed and properly stored out of site no later than the day of pick-up.
8. PODS and 'roll-off disposal containers' must have Chapel Hill Board permission to be placed on a property for a stated reasonable period with the understanding they are to be used only for storage of goods, or disposal of junk/debris, just prior to moving into or out of Chapel Hill home. If additional time is needed, the homeowner must request the HOA to grant same.
9. Further to Article 11, a vehicle, trailer, RV, etc. left on the street will be towed away after 3 notices. The cost of the tow away and related expenses will be charged to the homeowner.
10. No Window A/Cs, exhaust fans or similar items are permitted in Chapel Hill, except in dire situations caused by a disaster such as a fire, hurricane, tornado, etc.
11. As of approximately 18 months ago, the Police Jurisdiction that includes Chapel Hill no longer enforces City of Mobile laws, only county laws. So, it will be necessary to enforce a noise ordinance and any other City of Mobile ordinance violations that may arise. This will be done by administering fines on a case by case basis.
12. As per Article 14.2 The Lots 1 through 52 are required to plant and maintain in the front lawn a minimum of 18 (formerly 36) shrubs and a tree not less than 6 feet in height.