REIGN REALTY GROUP INC. & PROPERTY MANAGEMENT

June 27, 2017

Dear Enclave at Biltmore Parc Owners/Residents:

With regard to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for the Enclave at Biltmore Parc Homeowner Association (Declarations), there have been actions taken by homeowners/rental residents that are a contradiction of the neighborhood’s governing documents.

With this said, the Declaration contains the rules and regulations, which you agreed to adhere to when you purchased your home in the Enclave at Biltmore Parc Community. Association membership is mandatory for all owners. *In addition, all homeowners leasing their property are responsible for relaying and Declaration information to their tenants.*

During recent inspection visits, we have identified the below recurring covenant violations throughout the community. Please note that Enclave at Biltmore Parc Homeowners Association is a Deed restricted community. Furthermore, any owners/rental residents and/or guests that continually disregard the below Covenants will be in violation and the Association will act accordingly.

**COMMUNITY CONSIDERATIONS:**

* Per Section 7.23 All trash bins must be concealed from view from neighboring streets and property and should be stored in the rear of the home (no exceptions). Trash bins should be removed from the front of the home by midnight following trash day. As such, each owner is responsible for property removal of trash. There have been several observations of trash bins being left in front of the home or in street view of the community. At no time shall additional trash be stored in the rear of the home but, should be stored properly in trash bins. Additionally, yards shall not contain trash on any areas of the lot such as old newspapers etc.
* Per Section 7.4 Vehicles shall be parked only in appropriate parking spaces serving the unit and that all parking shall be subject to such rules as follows:
	+ No street parking is permitted to include parking in the cul-de-sac. Homeowners/rental residents shall only be allowed to be parked in their garages and/or driveways.
	+ Parking is prohibited on any grass in the Enclave at Biltmore Parc Community.
	+ Visitors are permitted to temporarily park in the street. Temporary parking shall be defined as street parking for 4 (four) hours or less. Parking passes may be obtained, at the discretion of the Board, for all extended guest visits.

***A full copy of the Enclave at Biltmore Parc HOA Parking resolution may be obtained by accessing our website at: www.reignrealtygroup.com***

Should you have any questions or concerns, please contact or Community Association Manager, Donna Brazil, via email at dbrazil@reignrealtygroup.com or call (678)369-03699.

 Regards,

Enclave at Biltmore Park Board of Directors

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