



# LANDFALL VOICE SPECIAL REPORT

## FROM THE LANDFALL COUNCIL OF ASSOCIATIONS

### Rules and Regulations Amendments

Dear Landfall Residents,

At their November 7, 2023, Board meeting, your Landfall Council of Associations Board of Directors approved the following Rules and Regulations' amendments, recommended by the Covenants & Security Committee.

Please inform your guests, contractors, vendors and service personnel, beginning on November 27, 2023, a valid driver's license will be required upon entry at Landfall's gated entrances.

## B. ACCESS TO LANDFALL

Residents and their family members, age 16 and older, may authorize Personal Guests and Business People access to Landfall. Authorized access after 12:00 a.m. may be completed only by Residents and family members age 21 and older. Authorized Personal Guests attempting entry into Landfall are required to present photo identification for themselves and the driver of the vehicle requesting entry. If photo identification is unavailable, then the Property Owner will be called by Landfall Security to confirm their Authorized Personal Guests arrival.

Barcodes are issued to facilitate entry through the unmanned lanes at the Eastwood and Arboretum gates, as well as through the Drysdale gate. Only those vehicles with a current and valid barcode, decal or official pass will be admitted to Landfall. The following procedures will govern the issuance of vehicle barcodes:

- Property Owners
  - No charge for up to four (4) barcodes per property to owners, residing family members, and residing domestic partners.
  - A Charge of \$10.00 will apply to each additional barcode.

- Frequent Visitors (includes immediate non-resident family members and renters).

- Authorization of property owner is required. A signed lease will be required for renters.
- An annual fee of \$35.00 will be charged per vehicle.
- Barcodes expire on December 31st for immediate non-resident family members. Renter barcodes are for the duration of the lease.

- Employees of the Landfall Council of Associations and the Country Club of Landfall, as well as CCL non-resident members, may be issued a barcode.

Contractors and Business People who are not Residents may not authorize unaccompanied access to Landfall. Contractors and Business People attempting entry into Landfall are required to present photo identification.

Additionally, Contractors and Business People are authorized to travel only on the most direct route to and from their place of employment or where they are performing services.

Public Visitors will be issued a distinctive pass to be displayed, at all times at the left-hand (driver's) side of the vehicle windshield or attached to the rear view mirror.

## H. USE RESTRICTIONS

### 16. HOME AND LANDSCAPE MAINTENANCE

- All portions of an improved homesite which are not improved by an impervious surface or a structure must be maintained with grass, mulch or other vegetation approved by the ARC.
- All turf areas on a homesite must be kept primarily free of noticeable weeds and neatly mowed during the growing season. No bare spots in turf areas should be allowed to remain unsodded.
- Edges of turf areas must be neatly trimmed and maintained.
- Areas that have been mulched or where pine straw has been added will be maintained by adding new pine straw or be re-mulched and edged as necessary to preserve a fresh appearance.
- Turf areas and other vegetation should be watered as necessary. Any dead plants, shrubs or trees should be removed and replaced as approved by the ARC.

- All hedges, trees and shrubs must be neatly trimmed and maintained.

- The exterior of a home must be maintained in an attractive manner. No significant blistering, fading or peeling of exterior painted or stained surfaces is permitted. Any exterior building components (i.e., shutters, window grates, siding, gutters and downspouts, roof shingles, windows and doors) which are missing, broken or otherwise in a state of disrepair must be repaired as quickly as possible.

- It is the responsibility of each owner to maintain the exterior of their home and lot in excellent condition. Each owner should also prevent any unclean, unsightly, or unkept collection of clutter, debris, garbage, or other temporary materials, tools or equipment of any kind. Any related items should be stored out of sight of neighboring properties, the street, and the golf course.