

Williamsburg Plantation

Hello to all members of the Williamsburg Plantation Community. The board wanted to get some important information and reminders out to the community without doing a large and expensive mass mailout.

Think back to when we purchased our homes here. During the closure process we had to sign an acknowledgement statement of some type that there's an active HOA with governing covenants. There have been various violations the board has had to deal with.

Building sheds, driveway extensions, new/replacement fences and the use of cement pavers to enlarge patios are a few examples of violations the board has dealt with. In order to do any of these type projects, or any projects outside the house which may or may not affect your Build Upon Area (BUA) must be submitted to the Williamsburg Plantation HOA Board by submitting an Architecture Request Change (ARC) form available on the HOA's website PRIOR to any project being started. (A definition of what a BUA is noted below). This request is submitted online to Advantage Gold Realty (AGR) who will forward the request to the board for their review. The main purpose of the review is to ensure the project does not exceed your BUA. Each Park in our community has their own BUA limits. These limits can be found on the HOA website. Failure to submit the request form prior to the work beginning can result in the project being rejected by the board until a request is submitted. The board could also reject a request if all required information noted on the request is not provided. Or in some cases, after the homeowner meets with the board, and the homeowner fails to correct required discrepancies agreed upon during the face-to-face meeting, fines of \$100.00 dollars per day can be leveled against the homeowner until the violation is corrected. Fines can also be leveled if the homeowner fails to show for the face-to-face meeting with the board. If the violation is not corrected the fines will continue, the board can place a lean against the property that would have to be settled prior to selling of the home. If you have any questions concerning a project you're planning, please email the board before you do anything.

The Build Upon Area (BUA) is governed by the state of North Carolina. According to N.C.G.S. 143-214.7 (b2): For the purpose of implementing stormwater programs, "built-upon-area" means impervious surface and partially impervious surface to the extent that the partially impervious surface does not allow water to infiltrate through the surface and into the subsoil.

If you wish to learn more about BUA, you can look the information up under NC.gov, or on our website.

Another violation encounter by the board is the number of trailers/RVs/defective-dismantled automobiles being kept on lots. Each of park covenants cover this clearly. All state that automobiles that are defective, dismantled or unregistered cannot be kept on property for more than 10 days.

Most of covenant's state that trailers are not permitted to be stored on the property with the Williamsburg Plantation community. A few of the covenants state trailers may be kept on homeowners' property if the trailer is kept behind a privacy fence and cannot be seen from any road. To find out what the covenant says for your park, go to the website under "Documents" and

Restrictive Covenants. From there look for your Park and go to section AUTOMOBILES, ETC. Also, if you choose to store your trailer on the city streets and they are not attached to a truck or car, this is a city ordinance violation, the city will be notified, and the trailer will be ticketed. This action is taken because some of the trailers have blocked school bus traffic, city trash trucks, and created blind spots for merging vehicles.

There are some upcoming events that the board would like you to know of. First is the Annual HOA members meeting. It is to be held November 6, 2021, at the park pavilion at 2:00 pm, providing there is no repeat of COVID restrictions. Your official notice of the meeting will be mailed to each homeowner 30 days prior. Banners will also be setup along Williamsburg Parkway and the Western Extension prior to the meeting. All homeowners are encouraged to attend.

One last request from the board. We ask that homeowners keep the maintenance of your homes up. If there is mold on the siding, pressure wash it. If your fence is falling apart, please fix it. There are many more actions we can take to keep our community looking nice.

This year we are going to have the Christmas Festival again this year. Hopefully we will be able to have it all together. Additional information will be published as plans are finalized.

In the future additional newsletters will be posted to keep homeowners informed about what's going on in the community.

Thank you for your continued support.