

Longbrooke Homeowners' Association

PO Box 429, Berea OH 44017

[www.longbrooke.net](http://www.longbrooke.net)

Berea, OH 44017

Re: Deed Restriction Violation

Dear Homeowner:

It has been brought to the attention of the Longbrooke Homeowners' Association Board of Trustee's either by complaint from one or more homeowners or visual inspection by a Trustee, that you are in violation of one or more of the following Deed Restrictions by which we are all bound:

\_\_\_\_\_ Sublot is being used for other than residential purposes.

\_\_\_\_\_ One of the following structures is or has been constructed without Architectural Committee approval:

\_\_\_\_\_ Fence \_\_\_\_\_ Shed/Addition/Alteration to House/Garage \_\_\_\_\_ Alteration property

\_\_\_\_\_ A truck, trailer, camper, RV, boat, work truck/van or car is being temporarily or permanently stored in public view beyond the limits imposed by our deed restrictions.

\_\_\_\_\_ Activities are occurring beyond deed restriction which constitute a nuisance, or offense to the neighborhood or your direct neighbor.

\_\_\_\_\_ An animal, unruly or uncommon pet, is being raised, bread or kept on your Sublot.

\_\_\_\_\_ A dog, cat or other household pet is continually loose or unattended. (City of Berea Ordinance)

\_\_\_\_\_ Rubbish, trash, trash cans, yard equipment, or wood on the property is in public view other than for collection.

\_\_\_\_\_ Lawn or fence is in a state of disrepair from either neglect or damage.

\_\_\_\_\_ Lawn or weeds are repeatedly allowed to grow in excess of a height of 4 inches as permitted in the deed restrictions.

\_\_\_\_\_ A dirt bike, moped, motorcycle or other off road vehicle is being operated on the association restricted right-of-ways (including but not limited to the area underneath the CEI lines.)

\_\_\_\_\_ Other:

The Board of Trustee's is requesting that the above violation be corrected within \_\_\_\_\_ days of this notice; no later than \_\_\_\_\_.

Should you wish to address this correspondence you may contact our Grounds Trustee Judy Justice 440-821-2637

Thank you for respecting the property rights of all homeowners' who live in our development. Your cooperation will benefit all homeowners and help improve the appearance and property values of the Longbrooke Homeowners' Association. Everyone desires to enjoy our wonderful neighborhood and keep it beautiful and peaceful. Your immediate attention to this matter is sincerely appreciated.

Sincere Regards,

*Board of Trustees for the Longbrooke Homeowner's Association*

P.S. For a complete list of deed restrictions and information about our Association please visit our website at: [www.longbrooke.net](http://www.longbrooke.net)