

## COVENANT ENFORCEMENT

Open space violations are treated like all other covenant violations: written notice, corrective action within a prescribed amount of time, and possible additional assessment charges as well as possible judicial intervention are part of the process.

## MAINTENANCE & SECURITY

Brandermill Community Association oversees all open space areas and is responsible for litter control, tree removal, seeding, mowing, maintenance of structures, signage and landscaped areas.

The association funds police protection provided by the Chesterfield County Police Department to guard against vandalism in these areas.

Brandermill open space is maintained for the use and enjoyment of all association members. For information regarding these areas, please contact BCA Property Management or the Maintenance Department. At 744-1035.



### Property Management Staff

**Al Raimo**

**Director of Property Management**

**alraimo@brandermill.com**

**744-1035 ext 1001**

**Suzie Popielec**

**Senior Property Management Specialist**

**suziepopielec@brandermill.com**

**744-1035 ext. 2000**

**Lloyd Johnson**

**Property Management Specialist**

**ljohnson@brandermill.com**

**744-1035 ext. 2002**

**Gail Fenske**

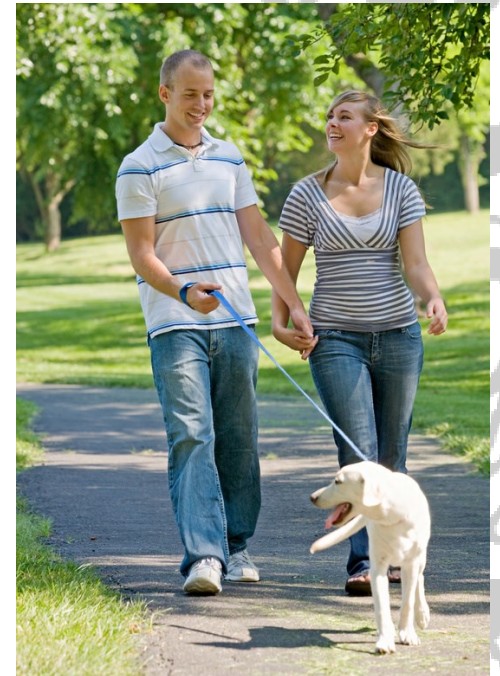
**Property Management Specialist, ARB Liaison**

**gailfenske@brandermill.com**

**744-1035 ext. 2003**

**PROPERTY  
MANAGEMENT**

## OPEN SPACE IN BRANDERMILL



**BRANDERMILL**  
Community Association

# OPEN SPACE IN BRANDERMILL

There are more than 460 acres of open space in and around Brandermill residential and commercial properties. Open space provides a natural buffer zone between buildings and roads and increases the sense of residential privacy within each neighborhood. In some areas, open space provides land for utility easements and storm runoff. Open space in Brandermill includes natural woodlands, landscaped areas, ball parks, playgrounds, traffic islands, construction and utility easements, and boat storage facilities. Eight miles of shoreline along the Swift Creek Reservoir and many miles of bike trails are also part of open space.

## OPEN SPACE ACTIVITIES

Residents may participate in a variety of activities on open space. The BCA maintains eight play areas. The majority of open space is maintained in its natural state for the enjoyment of Brandermill Community Association members and their guests. Activities permitted on natural open space include:

- ♦ Walking
- ♦ Bicycling
- ♦ Fishing
- ♦ Picnicking
- ♦ Playing sports



## OPEN SPACE RESTRICTIONS

Brandermill Community Association is charged with enforcing the covenants, as well as the rules and regulations regarding open space.

Part III, section 10 of the Brandermill General Covenants forbids the “dumping of trash, garbage, sewage, sawdust, or any unsightly or offensive material...upon open space...” Open space is property privately held by the association. Using open space as a dumping ground for leaves, tree limbs, grass clippings, etc. is no different than disposing of such items on a neighbor’s property. Please refrain from dumping on open space.

The following activities are prohibited on open space:

- ♦ Tree trimming, cutting or clearing without written BCA approval
- ♦ Clearing of brush
- ♦ Planting gardens
- ♦ Altering the natural state of the area which would promote erosion of the shoreline
- ♦ Installing decks, docks, walkways, irrigation systems, boat cradles, or other structures
- ♦ Storing boats except in designated areas
- ♦ Using the open space to enter the reservoir for swimming
- ♦ Operating motorized vehicles

## SHORELINE OPEN SPACE

Shoreline open space is governed by Part V of the Brandermill General Covenants, which states that “in order to preserve the natural appearance and scenic beauty of Brandermill and to provide a cover for animals which habitually move along the lake edges, there is hereby established a construction and clearing restricted zone on all properties fronting on Swift Creek Reservoir.”



## WATERFRONT PROPERTY

Waterfront property owners are encouraged to review the BCA Shoreline Buffer Policy brochure for information on protecting the environmentally sensitive shoreline. There are specific guidelines for trimming vegetation for a filtered view. Such action and others regarding open space must receive BCA approval. The brochure is available at the BCA office and may be viewed online at [www.brandermill.com](http://www.brandermill.com).

