



BRANDERMILL
A Waterfront Community

Statement of Clarification regarding Authority for Inspecting Private Property

The BCA has taken the following measures to ensure that the private property rights of the members are unabridged, while also assuring that the association's prescribed covenants and architectural guidelines can be administered.

- Added the following language to the Architectural Review Board application form, the Disclosure Package request form, and the Tree Removal request form:

“As the owner of the property, or its approved agent, I hereby give the BCA, its staff and other members of the Association, involved in the review of my application, permission to enter my property, and take and share pictures where necessary for the purpose of reviewing the aspects of the application, and providing me with a response to the request.”

- Directed the ceasing of 360 neighborhood inspections
- Directed that enforcement measures for covenant violations only be enforced with supporting evidence obtained from public property, or from and with the consent of the property owner, or from and with the consent of the neighboring property owner(s)
- In all cases, notice should be given to the property owner no less than 24 hours prior to any on-site property visit.

January 4, 2016

John S. Bailey

Community Manager

Brandermill Community Association, Inc.