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Hello Friends and Neighbors!

Spring has sprung! We'd like to welcome our new homeowners to our community! We do appreciate receiving your 2022 HOA dues in a prompt and timely manner. Along with the invoices, we wanted to notify you of our next homeowners meeting. It will be on July 23<sup>rd</sup> at the Scott County Public Library located on 104 S. Bradford Lane. In the community room C at 10am. The purpose for this meeting is to see if anyone has an issue with voting on changing our bylaws and covenants. We request your presence for this meeting to have a quorum, which is the minimum number of members needed to be present to make the proceedings of the meeting valid. We will need approximately 55 to 60% participation for this to be successful.

The HOA board and officers voted on adding and updating our street signs and posts. This improvement is in process and the upgrade is coming soon!

If you are interested, there will be a Paddocks neighborhood yard sale that coincides along with the Stables neighborhood yard sale on June 18<sup>th</sup>. We will advertise on Facebook and on Nextdoor. Plus, we will also put-up signs.

Reminder to visit our official website where you can also pay your dues at:  
<https://paddocksofthoroughbredacres.com>

We look forward to seeing you in July at our next HOA meeting. Please make every effort to attend this next meeting. We hope to see you there! God bless!

## Other Important HOA Notices

We have a small number of residents that have regrettably not paid dues. The board and president have made every effort to reconcile this matter. Going forward, any dues that are over a year old will have a lien placed on their property plus any associated legal costs incurred to process the lien. So please, do your best to keep your dues current and payments made promptly. If you would like to set up a payment plan, please contact us at [thehoapaddocks@gmail.com](mailto:thehoapaddocks@gmail.com).

We have received a few issues through the HOA website. Once submitted please be aware that action must be taken when these items are brought to our attention. Topics include:

**Nuisance.** No noxious or offensive activity shall be conducted upon any lot that may become an annoyance to others.

**Unsightly and Unkempt Conditions.** It is the responsibility of each resident for the upkeep and orderly conditions of each home and lot. Any hobbies or activities that lead to unsightly property should not be pursued or undertaken. Please properly store or keep items inside or in your garage.

**Parking.** No automobile, motorcycles, trailer, ATV, camper, boat, truck, or commercial vehicle shall be parked on the streets or in public rights-of-way in the property. Do not impede postal or trash service. Only a temporary 24-hour period is permitted. No vehicle should emit any loud and or obnoxious noises.

**Maintenance of Lot.** Each owner is responsible for repair and maintenance of residence and lot and should keep in good condition. It shall be the duty of each owner to keep the grass cut and lot free from weeds and trash.

**Basketball hoops** are only allowed if it cannot be seen from the first floor of any neighboring residence.

**Lien for Assessments.** A lien for all sums unpaid will be recorded in the public records of the Scott Co. Clerks office. Including late charges interest, costs, and reasonable attorney's fees.

These issues are all addressed and included in our HOA Declaration of Covenants, Conditions, Restrictions, Reservations and Easements for more specific details.