

ROCKY BAYOU OWNERS ASSOCIATION

RBOA PRESIDENT • P.O. BOX 848, NICEVILLE, FL 32588-0848 • E-MAIL: president@rboa.net

September 2006

To all residents of Rocky Bayou Country Club Estates,

For the past year, your RBOA Board of Directors has worked diligently to repair Henderson Dam and open the road through Ruckel Drive. When that goal was completed, we looked toward new goals focusing on upgrading and maintaining the common areas and beautifying the entrances. Now, because we have had so many requests from our members, we are shifting our efforts to **unit covenant compliance** — a very challenging task.

Part of the problem is educational. Many property owners and residents are not familiar with the restrictive covenants for their immediate neighborhoods. In this regard, the Board has made access to this information much easier by posting the covenants on the Rocky Bayou Owners Association website at <http://rboa.net/documents/docindex.htm>. If you are not familiar, please take the time to review your respective covenants.

Numerous complaints have been received from members of the Association — the most common involve overnight parking of recreational type vehicles on front and side yard lawn areas and in driveways. When approached informally by the Board's Environmental Officer concerning such covenant violations, some property owners and/or residents have not been, in all fairness, cooperative and understanding.

Accordingly, the Board will be more assertive in the future and will follow a two-step process. **First**, a notification letter from the Board of Directors will be sent to the property owners and/or tenants outlining the problem, (with 30 days allowed for corrective measures). **Secondly**, if necessary, a follow up letter from the Association's attorney will be sent outlining necessary legal steps. Hopefully, problems can be resolved without legal action.

Covenant compliance is everyone's responsibility. Quality of life and maintaining property values are prime concerns. Safe, clean neighborhoods don't just happen; it is a collective effort on everyone's part. One doesn't need to look too far in the immediate area to see examples of neighborhoods that have little or no covenant or code compliance. In short, let's work together to keep our Rocky Bayou neighborhood the preferred living area in Niceville.

Thank you for your understanding and cooperation in advance. Should you have any questions concerning covenant compliance, please contact Paul Maryeski, RBOA Vice President, at 830-3321, or pmaryeski@cox.net.

Thank you,

Dave Ladd, President
ROCKY BAYOU OWNERS ASSOCIATION

FREQUENT COMPLAINTS:

Boats in yard, not behind fences (violation of covenants).

Trailers in yard or driveway, not behind fences (violation of covenants).

Yard trash in front of house or on empty lots for extended periods of time (violation of covenants).

Yard waste should be put out no sooner than Tuesday evening for Wednesday morning pick up. Trees cut by professional tree cutters, will not be picked up by your normal garbage pick up. Neither will the County pick up tree waste unless it is hurricane debris. Call your trash people and ask what needs to be done. It is your responsibility, or your tree surgeon's, to remove any trees or limbs cut.