

# Dowden Park Dispatch

April 2024

@simonkentonfarmneighbors

simonkentonfarm.com

## Spring Cleaning

Spring has sprung and once again it is time to begin mowing the lawn, cleaning out the garage, and making needed repairs. During this time, please keep in mind that fences, sheds, changes to the exterior of your house, the addition of a swimming pool, replacing a roof with a material other than architectural style asphalt shingles, and changes to the exterior of your home need to be approved by the HOA.

This is a quick and easy process that is spelled out in our association bylaws. Simply send an email with the requested improvements to [k.sherry@aol.com](mailto:k.sherry@aol.com).

Improvements or alterations to your landscaping do not have to be approved by the HOA but must be maintained.

Fences are not permitted in front yards. Corner lots are permitted to fence that portion of the yard not fronting their house.

Asphalt cannot be used to replace your sidewalk or driveway. Moorefield Township is responsible for our streets and Ohio Edison maintains the streetlights. Potholes and streetlight outages should be reported to the responsible entities and not to the HOA.

## Did You Know...

Our neighborhood has a Facebook page? Only those who are verified residents of Simon Kenton Farm can join. This keeps the group small and private, and keeps spam to a minimum. This is a great place to report a lost pet, offer or ask for babysitting services or landscaping help, find out when Santa will be visiting, and stay up-to-date on the latest plans for events and garage sales. Check it out to connect with your neighbors!



## Reference

*Plat Covenants Part A (B)(9): 'No residence, outbuilding fence, or other improvement shall be erected, placed or altered on any lot in this plat until the plans, specifications, and site plan showing the location of such improvements have been approved in writing by the developer herein. (This authority passed to the HOA.) Provided, however, that in the event that the developer (HOA) fails to approve or disapprove such plans within a 30-day period, no such approval shall be required.'*



## Event Calendar

Check out some highlights for the quarter and see Facebook for full details.

### **GARAGE SALES**

Deerfield Village | June 1

Dowden Park | June 7-8

### **BLOCK PARTY**

TBD - Interested in joining the planning committee? Please reach out to Shelby Lowe through the Simon Kenton Farm Neighbors Facebook page.

# Plat Covenant Reminders and Clarification

Many of us do not think about the plat covenants and can innocently be unaware of being in violation. They ensure uniformity of appearance, help protect property values, and restrict those uses that can be frustrating to our neighbors. Upon purchasing a home in Dowden Park, the owner automatically becomes a member of the Dowden Park Homeowners Association (DPHOA) and the Simon Kenton Farm Master Association (SKFMA). As members, we are legally bound to abide by the conditions and restrictions in the Plat Covenants. Association bylaws lay out how the Plat Covenants will be enforced and grant the Board authority to make and enforce rules in support of them.

## Vehicles and Trailers

Parking trailers on the street in front of your home or in your driveway is in violation of the Plat Covenants as well as Moorefield Township regulations. Consideration is granted to those loading their travel trailer or motorhome for an upcoming vacation, those in the midst of a move, or a resident currently having work done on their home. Those examples are short term and do not occur on a day-to-day basis. REFERENCE: Plat Covenants Part A (3).

Parking vehicles in your driveway or along the street with flat tires or giving the appearance the vehicle is being stored versus used on a day-to-day basis is also in violation of the Plat Covenants. REFERENCE: Plat Covenants Part A (3).

## Garbage Cans

Keeping your garbage containers in front of your house throughout the week is a violation. The only exception being the day that garbage is to be collected. REFERENCE: Plat Covenants Part A (3) and Part A (6).

## Common Areas

Please remind your children that climbing on the stone columns or walls in Dowden Park is not allowed. This is not only unsafe but can also cause damage and sometimes costly repairs. This expense can be passed on to the child's parents or if unknown, covered by all of us as members of the HOA.

## Rentals

Short term renting through companies such as AirBNB is an opportunity for homeowners to make some money and for renters to have the luxury of spending their vacation with all the comforts of home. When the HOA was first formed, little thought was given to the existence of this type of business. Therefore, restrictions were not included in the Bylaws or Plat Covenants. The HOA is unable to prevent renting within Dowden Park and the Simon Kenton Farm Subdivision. County zoning does not forbid short-term rentals for residential use and the State of Ohio has passed legislation preventing cities and towns from regulating or restricting these private enterprises.

The owners of any property being used as a short or long-term rental are responsible for the actions of the renters. Those who rent are not considered to be guests of the homeowner, nor can renters become members of the HOA. Therefore, renters must abide by the Plat Covenants and Bylaws but are restricted from the use of any of the common areas managed and maintained by the HOA.

## Additional Questions?

If you have questions about the plat covenants, you can find them listed on our website: [simonkentonfarm.com](http://simonkentonfarm.com). There you will also find a "contact us" option to reach the board for clarification.

If you are interested in becoming a member of the board and would like more information on what the positions entail, please contact us, we'd love to get you involved!