

Willowcove Master Association

11555 Central Parkway, Suite 801
Jacksonville, FL 32224
(904) 998-5365
WillowCoveNocatee.com



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Dear Homeowners,

Now that the dormant season for the lawn is drawing to a close, the Committee will resume lawn inspections in mid April. This will hopefully allow you plenty of time to provide any needed lawn maintenance. It is up to each individual to evaluate their residence to ensure that the maintenance of each home and lot is in compliance with the community Covenants and Restrictions and reflects the desired well-maintained community standard. Please take a moment to evaluate your residence and correct, as needed, any noted deficiencies.

LAWN



This is the time of year when yard work and lawn maintenance must begin. Regular irrigation is a must and weed killers, pest control and fertilizer should be put out as may be required. Additionally, your yard should be mowed, weed wacked, edged and dead areas of grass should be replanted. Shrubs, bushes and palm trees should be pruned and shaped. Once everything starts growing, the lawn maintenance should be performed at least once a week. The goal is to have healthy, green, weed free turf that is mowed, edged and trimmed regularly. Your efforts will really pay off in the total look of your community.

PRESSURE WASHING

In addition to lawn maintenance, general home maintenance is a must. Your home, driveway, sidewalk and curb should be pressure washed routinely to remove any mildew or rust stains.



STORAGE

Play equipment, toys, shovels, rakes, hoses and other miscellaneous items should be stored out of view when not in use.

DEAD TREES

Many of the Developer planted trees along the roadside are dead and/or dying. As these trees are on individually owned lots, it is the owner's responsibility to replace them. They must be replaced with the same type of tree unless an architectural application is made for a different hard wood tree.



NO FISHING

The ponds in the neighborhood are designed as part of the storm water system. They also serve as an aesthetically pleasing addition to the community, but their primary purpose is to serve a replacement for wetlands and to control storm water runoff, ultimately protecting

the natural lakes and rivers. The CDD/association pays to have Grass Carp placed in the retention ponds as a biological approach to aquatic weed control. These Carp should not be fished even as catch and release, as it is unlawful to harm or remove this type of fish. The association asks that all residents abide by the “NO FISHING” rules to help keep the ponds healthy!

PETS

There have been many complaints about residents with dogs in the community. **It is Florida law that owners pick up after their pets!** Please make sure to use the Doggie Stations located throughout the community. Remember no animal or pet shall make objectionable noise, constitute a nuisance to, or inconvenience other owners or residents in any portion of the community. Per Florida law, animals must be on a leash at all times if outside of the home.



Additionally, please be reminded that any modification to the exterior of your lot or residence requires the written approval of the Architectural Review Committee prior to commencing with work, including the installation of landscaping, lawn décor, fencing and painting of residences.

The CEC’s goals are to protect home values and maintain the aesthetics and peaceful environment of the community for all residents to enjoy. Enforcement procedures are intended to gain cooperation and compliance.

If you have any questions regarding the Declaration of Covenants, Conditions, and Restrictions, or if you need an Architectural Review Application, please contact First Coast Association Management, LLC

NEW PROPERTY MANAGER

Cindy Munera just had a beautiful baby girl and is out on maternity leave. In her absence, Jeff Edwards has been assigned to manage the Willowcove community. Jeff can be reached by phone at 904-717-9231 or by email at Jeff@firstcoastam.com.