

## **Important Information for new and existing residents regarding Hot Springs Village Common Property**

Hot Springs Village is very fortunate to have had a developer with the foresight to establish extensive green belt areas within this Village. These green belt areas are identified as common property and comprise approximately 25% of the Village landmass. Almost every lot within HSV has some Common Property beside or behind it. Under the Declaration, Article I, Section 1(c) and Articles VI, VII and VIII, common property includes, but is not limited to, green belt areas, roadways, road rights-of-way, lakes, driveways over common property, golf courses and other amenities and facilities. As such, Common Property is designed for the use and enjoyment of all property owners equally.

### **Very Important**

- 1.) Before doing anything on common property, a permit is required through the Planning and Inspections Department at the POA Administrative Building, and must be approved by the Common Property and Forest Committee.
- 2.) Failure to apply for and have an approved permit detailing the work you would like to perform on common property may result in denying future work on common property to and including withholding amenity privileges for a period of time.

### **Additional Information**

There are three classes of permits for work on common property which range from a simple clean up of brush, vines, trash, dead branches to cutting down of a limited number of large healthy or diseased trees and for work in and around boat docks on your lake front property. A complete package is available at the Planning and Inspections Department for your review and use when filling out your application.

**Class I Permit:** *General clean-up; removal of vines & shrubs; pruning & cutting of seedlings and small trees less than three inches in diameter; cutting of large trees that are hazardous, unhealthy, diseased or dead and limited landscaping. No permit fee required.*

**Class II Permit:** *Selective cutting and/or pruning of large healthy trees. Permit fee \$100.00*

**Class III Permit:** *Shaping under and around boat docks and lakefront property line. No permit fee required.*

Common property is not meant to be an extension of an individuals' yard. Common property violations should be reported to the Planning & Inspections Department at 501-922-5562 or email [bpate@hsvpoa.org](mailto:bpate@hsvpoa.org). Violations can also be reported from the POA's website at [www.hsvpoa.org](http://www.hsvpoa.org), click on Services, then Planning & Inspections. The complaint form can be found on the right side of the page.