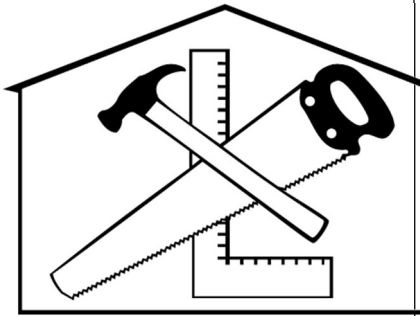


Community Information

PROPERTY MAINTENANCE GUIDELINES

Outside of your home and the land it sits on is your responsibility.



PROPERTY INSPECTIONS

Management is always checking the exterior of each property for repairs that need attention. A photograph will be taken of what needs to be repaired, replaced, trimmed, removed, or corrected. The photo(s) and a letter will be sent to the homeowner. The homeowner is responsible to make the necessary corrections by the date indicated on the letter. If the work is not completed in that time frame, the homeowner is subject to a fine. Homeowners must submit an **ARCHITECTURAL MODIFICATION APPLICATION FORM** available in the HOA office. Any Exterior work completed without submitting the form, the homeowner may receive a fine and is responsible to make the necessary corrections.

Exterior Work Defined As:

Anything outside your home which includes, but not limited to:
satellite dish installation, roof/shingle replacement, painting, siding, window replacement, shutters, fence, doors, storm doors, cement/paver installation/repair, and sheds

HOME ADDRESS NUMBERS:

It is important that your home address numbers are visible and large enough to see from the street. **Numbers must be at least 4 inches.** These numbers help Police, Rescue, and Fire Departments locate you in case of an emergency.

Personal Items in Common Areas:

Please remove anything that you may have behind your fence or in any common area. All items must be removed or will be picked up and disposed of.

FRONT AND BACK YARD SHRUBS / BUSHES / LAWNS:

Please make sure that your shrubbery does not exceed six (6) feet in height and does not obstruct your front windows. If they are over six (6) feet, please cut them back.

Renting

All homeowners interested in renting their homes, must follow the proper guidelines. This includes prior approval by the Board of Trustees. Please email or call the office to receive the rental guidelines package.

Failure to provide the required tenant documents can result in a \$500.00 fine.

Home Insurance & Safety

It is crucial that all Homeowners and Renters have Insurance for their homes. Without proper insurance, no losses or damages will be covered.

Please make sure all smoke and gas leak detectors in homes are working in case of an emergency.

Fire Extinguishers should be safely stored in your homes with easy access.

*** It is important that every home has a safety plan in case of a fire or emergency occurs. ***

**NOTARY
PUBLIC**

Notary Services are available at the Office of the Association. This is a free service offered to the Members of the Association for up to three documents a month. If you go over that amount, there will be a nominal fee for the service.

Please call and make an appointment with the office for any Notary services.