

RED CEDAR CANYON TOWNHOME ASSOCIATION BOARD OF DIRECTOR'S POSITION ON THE EXTERIOR OF UNITS: Rights and Obligations

The RCCTA Covenants and By-Laws, in addition to twenty years of past practices and precedent, provide the following summary from the RCCTA Board of Directors:

- Once homeowners purchase a unit in RCCTA they become a member of the Association and agree to abide by the Covenants, By-laws and Policies of RCCTA.
- RCCTA has the authority to assess monthly homeowners fees for the maintenance, repair, and improvements to all exterior areas of the units.
- The obligation to of the Association to maintain, repair and improve the exterior of the units allow access to all areas outside the “living unit”.
- We have 20 years of precedent with RCCTA and homeowners forming a successful partnership in the maintenance and improvement of mulch areas around the “living unit”. Some homeowners actively maintain their mulch area while others prefer the Association do the maintenance. In all cases the obligation to maintain the mulch areas and approve plantings, lies with the Association.
- Homeowners have a non-exclusive right to privacy and easements of enjoyment to the exterior areas of the units. The RCCTA Code of Conduct also requires homeowners display mutual respect for their neighbors, the common areas of RCCTA, the Property Manager, all work crews, and the Board of Directors.

References:

By-Laws:

1. Article III, Sec 1 - Membership
2. Article X, Assessments

Covenants:

3. Article III, Sec 3 - Membership
4. Article V Assessments, Sec 16 - Personal Obligation; Lien
5. Article IV, Sec 10 - Association's Rights
6. Article IV, Sec 14 - Easement for the Benefit of the Association
7. Article VII, Sec 42 - Exteriors
8. Article VII, Sec 43 - Lawn and Planting Maintenance
9. Article VIII, Sec 8 - Owner's Maintenance; Sec 48 - Upkeep and Maintenance
10. Article XIV, Sec 89 - Right to Cure
11. Article XIV, Sec 90 - Enforcement
12. Article IV, Sec 8 - Right of Enjoyment
13. RCCTA Code of Conduct Policy