

**Villas at Georgetown North
Homeowners Association**

Villas at Georgetown North Property Standards

The primary purpose of the Villas at Georgetown North Homeowners Association is to maintain and enhance the property value of every association home. To help achieve that goal, the board of directors, working under the association's covenants, has adopted the following standards to promote the good appearance of all association properties:

- 1) The association's property services are supported by a monthly property maintenance assessment (fee), which is due on the first day of each month.
- 2) In a duplex villa, when a licensed inspection of one homeowner's roof indicates the need for roof replacement, both homeowners in the villa must agree to replace their roofs at the same time with association-approved shingles.
- 3) In a single or duplex villa, homeowners who need to replace damaged roof shingles must match the color of the replacement shingles as nearly as possible to the shingles already on the roof. The shingles used in original construction – Owens Corning Supreme Three Tab Singles, Estate Grey – were recently available. VGN can provide a sample of the original shingle for color matching, or purchase of, the original shingle.
- 4) Homeowners, not the association, are responsible for the prompt removal of severely damaged and/or dying trees from their properties. Accessing such trees may cause temporary, unavoidable damage to a homeowner's and a neighbor's lawn.
- 5) Homeowners are required to store all garbage and recycling bins in their garages at all times. These bins should be placed at the end of the driveway only in the evening before the designated day for garbage or recycling pickup. After pickup, bins must be returned to the garage.
- 6) Homeowners may not place yard waste, furniture or appliances, boxes or other containers, building materials or house debris of any kind at the end of a driveway or at any place on the front, side or rear lawn. Such materials must be stored in the garage until the weekly garbage pick-up or until removal by a trash disposal business hired by the homeowner.
- 7) Homeowners are responsible for weeding all flower/shrub beds at the front, side and rear of their homes as necessary throughout the spring and summer. (The association's lawn services contract does not include weeding services.)
- 8) Homeowners must maintain their irrigation systems in good working order, including repair of damaged sprinkler heads and appropriate (professional or self-service) spring startup and fall shutdown. Homeowners must operate their sprinklers on a regular basis, as necessary, to keep their lawns green when the weather does not provide sufficient rain.

9) Per VGN's snow removal contract with Three Sons Landscaping, any driveway that is occupied with a vehicle will not be cleared to prevent possible damage to the vehicle. Not clearing such a driveway will be documented to prevent liability for the contractor and the homeowners association. Snow will be cleared from front walkways and driveways when an average of two inches of snowfall is reached.

10) A homeowner who decides to rent rather than occupy a home must offer a lease of at least twelve months. Extension of an existing lease may be for any number of months, but a lease offered to new tenants must be for at least twelve months. The homeowner remains responsible for all association-related requirements.