



# ELK RUN TOWNHOME COMMUNITY *CC&R COMPLIANCE* INFORMATION

As homeowners, our homes are the most significant investment we make over the course of a lifetime. With that investment, homeowners have an accepted common goal to maintain and ideally increase the value of a home. Within an HOA community, the CC&R document functions as a guide to maintain property values and quality of life.

In collaboration with HOAMCO, the community property management company, the Elk Run Townhome Board of Directors is continually working to clarify and implement the existing CC&R guidelines with increased consistency.

While it is understood that homeowners may desire to personalize the exterior area of a home, within an HOA directed community, reference to the CC&Rs is imperative in order to maintain compliance with guidelines. Compliance is essential in order to maintain property values and the visual appeal that makes our Elk Run Townhome community a desired location for investment in a home.

Please refer to the ERTHA CC&R summary for specific details. We ask that you review this document in order to ensure that you are following the CC&R guidelines. In addition to reviewing the CC&Rs with consideration to personal compliance, you will note below a sampling of non-compliant items that have been observed within our community over time. While we do have a compliance officer who is charged with identifying CC&R violations, our community goal should be independent homeowner compliance with the CC&Rs. Together, with consistent intent, we can make our community visually appealing, while increasing property values.

### *CC&R non-compliance items observed within the ERTHA community:*

- \*use of deck area for storage; storage under deck areas; planters that exceed deck weight limit capacity*
- \*use of charcoal grills or smokers on deck areas or anywhere on the property*
- \*hanging light fixtures on decks/string lights attached to buildings-roof-deck (lights within a patio umbrella are acceptable)*
- \*net type awning over entire deck/sail type canopy on deck /light-weight screen material on the inside of a deck may be acceptable*
- \*new plantings in common areas*
- \*non-compliant window coverings*
- \*attaching items to buildings or roof, especially if visible/non-compliant and creates issues and HOA cost during building painting, maintenance and wood/siding/rail replacement*

**WHEN IN DOUBT, PLEASE REFER TO THE ERTHA CC&Rs, CALL THE ERTHA PROPERTY MANAGER FOR CLARIFICATION AND/OR COMPLETE AN ARC/ARCHITECTURAL REQUEST FORM FOR BOARD REVIEW AND CONSIDERATION.**

If you have any additional questions or concerns, please contact the community property manager.