

# **HOMEOWNER GUIDELINES**

## **Homestead Highlands Townhome Association**

**September 21, 2015**

The Board of Directors established the following guidelines when the developer controlled the board. Subsequent Boards enforced or modified these guidelines in accordance with their powers listed in paragraph VI. 1. D of the Association's By-Laws adopted 12/16/2005.

These guidelines are intended to help all homeowner's maintain the special look and feel of the Highlands and to maintain their property values. Please consider this when decorating or deciding how the front of your home looks to others.

### **TOWNHOME MAINTENANCE**

At the annual meeting held January 18, 2010, the Highland's homeowners considered the costs of maintaining and replacing the exteriors of their homes. After reviewing an analysis of the long-term costs associated with replacement and maintenance, the members of the Homestead Highlands Townhome Association voted to change the requirement for the association to replace and maintain the exteriors of their homes and avoid raising the monthly Association assessment by about \$75. The vote was nearly unanimous with one homeowner voting to keep the requirement. The homeowners also recognized that these costs could go up over time and raise the monthly assessment even more.

In the final analysis, the homeowners felt that each homeowner should take care of their homes the same way any other homeowner would take care of their homes. The Association reserves the right to suggest that an individual homeowner perform maintenance on their homes if that home is not maintained and it detracts from the look and feel of the rest of the Highlands neighborhood.

Note: The Association Board of Directors has chosen to perform minor maintenance on all homes as necessary to maintain the appearance of the Highlands neighborhood and alleviate the need for each homeowner to contract a fix for a minor repair. For example, all of the front porch railings were sanded and painted in 2014. Minor repairs of the stucco were made in 2016 for the second time.

### **PARKING**

- Every townhome, except four, has at least four on-site parking places—two in the garage and at least two on the driveway. Residents of these townhomes must use these spaces for permanent parking. Parking on the street or in the visitor parking for more than a short time is prohibited.
- The four exceptions have garages facing the visitor parking areas. These four townhomes have only the two spaces in their garages. The Board modified this two-space restriction because the depth of these garages is too short to park two average-length cars in them. Therefore, the Board allows the owners or renters of these townhomes to park one car in the visitor parking adjacent to their garage when requested and the Board approves.

- The two parking areas at each end of the development are intended for visitors. There is no overnight parking allowed except as noted above. Residents who have overnight visitors and need to use the visitor parking overnight can obtain an overnight parking pass from the Board.
- Parking is not allowed on the street. If a resident needs to park off their property for a short period, they may use the visitor parking. As part of the PUD approval, the developer was allowed to narrow the width of Fir Court to less than the City's ordinance standard. Therefore, street parking can restrict fire and police traffic in an emergency. Contractors and guests may park on the street briefly as long as they do not block residents from entering or leaving their driveways and are available to move their vehicles immediately if there is an emergency or request to do so.
- No work trucks are allowed to park overnight in the Highlands. A work truck is a vehicle that is outfitted with equipment such as large generators, welding equipment, fuel tanks, ladders, etc. These unsightly types of trucks should be parked at one's workplace. This prohibition is not intended to preclude pickup trucks used for recreation or home use.

## **VISUAL ISSUES**

- The Architectural Control Committee of the Homeowner's Association must approve physical changes to the exterior of your home. For example, front storm/screen doors, railings, painting doors or trim differently from the original color, decorations physically attached to the exterior, e.g., welcome signs.
- Small statues, e.g., gnomes, are allowed as long as they don't reflect negatively on the neighborhood. If they do, the Association will discuss other options with the homeowner to see if there are ways to reflect the homeowner's decorative desires without changing the character of the neighborhood. No large statues (taller than three feet) of animals or people are allowed.
- Seasonal decorations may be displayed during the seasonal period (e.g. Christmas, Halloween, Easter). The decorations must be removed when the season ends. For example, Christmas decorations may not be left up year-round.
- Trashcans must be kept out of sight from the street except on trash pickup day. Most residents store their can in the garage.
- BBQ grills may be kept in the garage or on the back porch or back deck. If the grill is stored in the garage, it may be pulled out into the driveway while it is being used. The grill may not be left on the front porch or driveway after use.

## **LANDSCAPING**

- Shrubbery within six feet of the foundation is the responsibility of the homeowner for irrigation and replacement. The landscapers will trim the shrubs, but will not irrigate or

replace those that die. The Association will maintain an already installed drip system, if feasible.

- Residents who have suggestions regarding landscaping should contact the Association Manager. **Residents are not allowed to talk directly with the landscape crew** because they do not have the authority to accommodate your suggestions.
- The Association maintains the landscaping of all the homes in the Highlands. This includes trimming trees and bushes, cutting and irrigating the turf, and spraying for noxious weeds, insects, and other infestations. Homeowners will be notified at least 24 hours in advance of any spraying so the homeowner can make any preparations necessary to accommodate this activity.

## PETS

- All pets must be leashed in accordance with the City's ordinances any time they leave the interior of the townhome. Therefore, any time a pet leaves bathroom material anywhere in the Highlands, the pet owner must pick it up immediately to prevent conflict with others and to prevent unsanitary conditions from building up.
- If a pet's urine is so acidic that it kills the grass where it urinates, the pet owner must take remedial action. A change in diet can help. Or, spray the area with a spray that neutralizes the acidity. Of course, the pet owner knows where the urine is deposited because the animal is on a leash.