

## The Greens Homeowners Association

### General Guidelines and Rules

03-29-22

The Greens HOA Board of Directors encourages everyone to be good neighbors and respectful of other homeowners and the HOA's properties. The following is a list of guidelines for all residents to keep in mind.

#### Homeowner Responsibilities

- a) Every homeowner is responsible for maintaining his or her property in a neat and orderly manner. This includes keeping landscaping, porches, decks & patios maintained and free from clutter or trash.
- b) Trash bins and recycle boxes cannot be left outside for more than 24 hours and **must be stored in garages**.
- c) Children's (or grandchildren's) toys should be stored nightly in garages or basements. Barbeque grills should be kept by the rear of the property unless stored in the garage (after cooling down) when used in front.
- d) Homeowners must have furnaces, air conditioning units, dryer vents and gas fireplaces checked and inspected regularly. Batteries should be changed regularly in thermostats, smoke and CO detectors, and gas fireplaces. Before the 1<sup>st</sup> freeze, disconnect and store hoses from hose bibs.
- e) If you are planning to be away for an extended time, it is wise to arrange for someone to stop by periodically to check your home.

#### Interior Remodeling

- a) Variances must be submitted for major work done within your unit to protect the residents in your building. The intent of the

variance is to ensure that the contractor doing the work is licensed and insured. The Board is required to do this. Town permits are also the responsibility of the homeowners. The Town inspections ensure the integrity of the contractors' work. Before commencing any interior work involving contractors, a variance must be submitted informing the board of your intentions. While we are not concerned with design features inside the house, the HOA must be protected both from substandard building practices and liability. To do this, we will need to have: proof of all necessary building permits and inspections and proof of insurance for the contractor.

### Dumpsters

- a) A variance is required in order to bring dumpsters and contractor service trucks/trailers for extended stays. Dumpsters may not be left more than 2 weeks (except under extenuating conditions and with the approval of the HOA Board) and must be located in the homeowners driveway, not the stub. Trailers and contractor trucks may not be left overnight.

### Estate sales

- a) An advance variance is required for estate sales, stating the inclusive dates (a maximum of two days). In addition, signs will be required to specify parking on only one side of the street and to prohibit parking on the grass. Any damage caused by customers as well as parking enforcement is the responsibility of the homeowner holding the sale, which must be managed by a professional firm.

### Garage Sales

- a) Garage sales are prohibited entirely due to disruptions in the traffic flow as well as potential damage to lawns.

## Pets

- a) Pet owners should dispose of pet waste **in their own home**.
- b) The dog owner or harbinger shall clean up any waste deposited by the dog.

## Vehicle Speed Limits

- a) Samanthas Way is a private road which has a maximum allowed speed of 25 miles per hour. Homeowners are expected to comply with the speed limit and to inform guests of the limit.

## Parking

- a. Residents should park only in their own driveway or garage.
- b. Parking along Samanthas Way is discouraged so as to allow the passage of emergency vehicles.
- c. Overnight parking on Samanthas Way is prohibited.
- d. The regulation for stub parking is that the stub spots are for guests. The board may grant a conditional variance to a homeowner for one of the two spots in a stub—and only one of the spots in a stub may be granted by this variance; the other must be available for guest use. The restrictions understood to be included with the variance are:
  - I. Only one spot may be used by variance.
  - II. The vehicle must be moved to behind the owner's garage for snow removal and must be parked in the spot closest to the house so the plow can access the remaining part of the driveway.
  - III. The vehicle can be no hindrance to guests of neighbors (meaning if your neighbor needs that variance spot for guests on any given day or evening, the vehicle must be moved to behind the garage).

- IV. If the variance holder fails to comply with these restrictions, the variance will be revoked, and the vehicle will have to be parked behind the garage only. This conditional variance is subject to review and renewal.

## Conservation Easements and Drainage Ponds

- a) Homeowners may not make changes or modifications to the wooded or mowed sections of the Conservation Easements or Retention Ponds in The Greens.
- b) The Greens site plan filed with the Town of Henrietta identified the retention ponds and the Conservation Easements within The Greens and we are restricted from making any changes to those areas including the following:
  - mowing, trimming, clearing, pruning, establishing, gardens, planting flowers or any similar activity.
- c) Existing cleared areas and gardens created in the wooded sections of the Conservation Easements must be allowed to return to their original condition. Homeowners with those areas are encouraged to file a Variance request for a new landscaped area/garden, which may border but not enter the Conservation Easements.

## Maintenance of Variance-Approved Landscaping and Construction

- a) Variance approvals by the **HOA Board** are needed for landscaping and construction such as flower beds, trees, shrubs, decks, egress windows, patios, fences, underground pet containment systems, signage of any sort or the installation of hot tubs, outside antennae or satellite dishes.

Construction advertisement signs may only be displayed while workmen are present.

- b) Homeowners are responsible for keeping Variance approved landscaping and construction projects in good condition. Landscaping should be mulched, regularly weeded, and shrubs and trees trimmed. Dead shrubs, flowers and trees must be removed promptly.
- c) See the guidelines, which accompany Variance Request forms.
- e) The Homeowners Association is responsible for mowing, trimming, pruning and caring for the lawns, the trees and shrubs on HOA lands or the original plantings by the builder. However, general homeowner 'cleanup" activities and watering of trees, shrubs and lawns are encouraged to help keep The Greens looking great!

#### General Landscape Elements and Decorations:

- a) Landscape elements (such as ornamental lighting, ornaments and small garden flags) should not be excessive and may be included in front, side and rear landscaping.
- b) Landscape related elements such as bird feeders, large bird baths should not be excessive and may be included in rear landscaping only. **No** wind chimes are permitted. If part of a Variance Request, as much as possible, these elements should be included on the design.
- c) Flagpole brackets for American flags may be attached to the front side trim of the garage door. No other flag or brackets are permitted.
- d) Seasonal ornamentation and lighting may be displayed and should be promptly removed after the season.

- e) Up to two hanging flower baskets may be hung from Shepard's hooks without variance requests.
- f) A limited number of annual or perennial flowers may be added to existing and approved landscaping without permits, and must be removed when they have finished blossoming or after the first frost.
- g) "Inflatable" holiday decorations; plastic ornaments, flamingos and other like/ similar items are not permitted.
- h) Small inflatable "baby" pools may be located in the back yard only and must be drained and stored each night.
- i) Fire pits of any type are not permitted

#### ATV's & Dirt-bikes

The operation of an ATV, "dirt bike" or similar off road vehicle is not permitted.

#### Sign's

A home that is listed for sale will be allowed two "For Sale" signs. One can be placed at the intersection of Samanthas Way and Jefferson Road. The placement of this sign shall not interfere with the traffic view. The second sign shall be located near the unit for sale. Either sign shall not be larger than 18" x 24".

#### Fines

The Board of Directors is empowered to serve written notice of any violations of these rules and regulations. Such written notice shall be given two (2) times. If an Owner fails to comply within five (5) days after receipt of the second notice, the Board of Directors is empowered to assess a fine. A separate fine may be imposed for each violation. Unpaid fines will be considered additional assessments and will become a lien upon the lot.

The fine fees shall be:

First violation \$50.00

Second Violation \$100.00

Third Violation \$150.00

Revision

The Board of Directors may revise these guidelines and rules at any time. The covenants received with your closing documents supersede any and all rules and regulations.