

## Some important things to note

1. Insurance
  - a. The units are fee simple and not condominiums. Be sure your insurance agent understands this and gives you the appropriate type of homeowners insurance.
  - b. Yearly proof of insurance must be provided to the HOA. This can be accomplished by listing our management company (MRH) as an additional insured on the policy or by providing a certificate of insurance.
  
2. Routine maintenance items that the HOA monitors
  - a. Driveway sealing and replacement
  - b. Mold on the exterior siding of the unit
  - c. Dryer vent cleaning (must be professionally cleaned at least every two years)
  
3. Pets
  - a. Dogs and cats are allowed, but they must be registered with the HOA, and they must be licensed and vaccinated according to local regulations.
  - b. Pets are allowed outside the unit only if on a leash (not more than six feet long) and held by a person having control of the animal.
  
4. A Modification Form is required for any work that will affect the outside of the unit. This Form must be filed with the management company and approved by the Board prior to the work being done. If a contractor is used, a certificate of insurance must be provided as well. Some examples are:
  - a. Deck staining or replacement
  - b. Sliding door to the deck
  - c. Storm/screen door
  - d. Hardware changes on front door
  - e. Driveway sealing and/or replacement
  - f. Trees or planting bedsIf in doubt, check with the management company prior to beginning any work.