

Springdale Homeowners Association

Homeowner Guide

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As homeowners in the Springdale Homeowners Association, we all have an interest in keeping our community a pleasant and enjoyable place to live.

By working together and abiding by the Association's Governing Documents we can all protect our investments in our homes and preserve the aesthetic character and appearance of our community.

To that end, the Board of Directors, in accordance with the North Carolina Planned Community Act and the Association's Governing Documents, has compiled this Homeowner Guide to help remind us all of our responsibilities of living within the Springdale Homeowners Association.

HOA Dues, Currently \$225 Annually

- Charged on the 1st of January, each year.
- Must be paid by the last day of January to avoid \$20 late fees, per month.
- Payments can be made by check or money order.
- Legal action may be taken to recover unpaid dues.

Exterior Changes

- All exterior changes should be submitted to the Architectural Review Committee prior to work commencing by mailing all requests to:
PO Box 484
Stokesdale, NC 27375
- Please find an Architectural Request Form on the Springdale website –
Springdalesubdivision.webs.com.

General Maintenance - Homes

- Each owner is responsible for maintaining their home and lot in a manner consistent with the homes within the Community. The Association defines the Community standard as follows:
 - a) Homes must always be in good repair, i.e. maintenance items must be addressed within 15 days of the need for repair.
 - b) Yards must be maintained on a regular basis. Grass must not exceed 6" in height at any time.
 - c) Grass and beds to be edged.
 - d) Landscaped beds to be free from weeds & debris and be kept mulched.
 - e) Shrubs & trees to be pruned on a regular basis.
 - f) Erosion is to be addressed and treated properly.
- Landscaping debris must be removed from the Community - not dumped on lots.

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Common Elements

- The Association is charged with maintaining the common elements, i.e. entrance signs and land, to the Community Standard.

Trash Cans

- Refuse containers are to be stored so as not to be visible from the street.
- Screening for trash cans should first be approved by the ARC.
- As such it is the homeowner's responsibility to ensure the proper storage of trash cans.
- Trash cans should not be placed curbside for pick-up until Thursday evening. Trash cans must be placed out of sight by 10pm after collection on Friday.

Parking

- Parking is prohibited on the streets within the Community and from the lots other than the designated, paved, driveway. All automobiles (including trucks) and motorcycles shall be parked on the homeowner's hard surfaced driveway. No automobiles (including trucks) and motorcycles shall be parked on grassed areas, landscaped areas, or other portions of a homeowner's lot other than the homeowner's driveway.

Noise

- Noise should not emit from your home or lot at a level that may be or become an annoyance or nuisance to the neighboring homes.
- If a party is planned within your home or lot, please be courteous to your neighbors by notifying the neighboring homes in advance.
- Excessive noise is considered a nuisance. Examples of this include but are not limited to: Loudspeakers or other sound producing devices played at an excessive volume, at a late hour and excessive noise from vehicles on the property.

Outbuildings

- All exterior buildings, garage or storage, are to be approved by the Architectural Review Committee prior to construction.
- Any permitted outbuilding shall be of similar material, quality, general appearance and workmanship as the residence on the lot.
- Any permitted outbuilding shall be the same color as the main residence and have a "skirt" around the ground level area.

Signs

- Signs are not permitted on the common areas (except for those erected by the Association).
- One "For Sale" or "For Lease" sign is permitted per lot, not to exceed four square feet in size.
- Small signs identifying the owner of the lot and/or house number are permitted.
- Political signs are permitted on a homeowner's property as long as they follow the guidelines established in the NC Planned Community Act, Section 47F - 3 - 121 - 2.

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Satellite Dishes

- Dishes no larger than 25" in diameter that are designed to receive satellite broadcasts are permitted.
- Dishes are to be installed in the most discreet location of the home, i.e. at the rear of the home.

Clothes Lines

- Clothes lines or drying yards shall not be permitted.

Animals

- Household pets are permitted.
- No livestock or poultry of any kind shall be kept or raised on any lot.
- Dogs must be restrained by a leash when outside their lot.
- Excessive barking is not permitted.
- All animals outside the home are to be cleaned up after properly.

Swimming Pools

- In ground swimming pools should have approval from the Architectural Review Committee prior to installation.
- No above ground swimming pools shall be permitted on any lot.

Recreation/Commercial Vehicles and Trailers

- All recreation and commercial vehicles and trailers are to be stored in a totally enclosed garage only. This includes but is not limited to: trucks, tractors, trailers, boats, all-terrain vehicles (ATVs), go-carts, motor homes, campers and any unlicensed vehicles. Local storage facilities often provide these facilities.
- The Springdale Board of Directors has adopted a working model of Covenant 3.10's "other enclosure approved by the ARC". "Other enclosure" must include the capacity to remove the offending item from the view of other Springdale residents, to assure that the items referenced in Covenant 3.10 cannot be seen from the street. In other words, approval of the design of an enclosure or other structure by the ARC does not automatically permit the storage of boats, trailers, etc. within the enclosure or other structure – the ARC must approve the enclosure or other structure for the purpose of storing boats, trailers, etc.

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Violations Resolution Process

Violation notices are sometimes a necessary part of ensuring homeowners comply with the Governing Documents. Informal communication such as phone calls and emails are usually the first method of violation resolution, however, if attempts fail, the situation may call for more formal resolution methods.

The formal procedural steps for resolving violations are as follows:

A. NOTICE OF VIOLATION

A letter describing the violation and citing the appropriate Governing Document language will be sent by mail to the homeowner. The letter will explain that the homeowner has fifteen (15) days to correct the violation or to contact the Association to arrange for an extension. If the alleged violation is a single event, and not a continuing violation, there will be no initial warning letter.

If the violation is not remedied within the fifteen (15) days, or if the violation is a single event, a letter will be sent certified mail, or overnight delivery, and first class mail, giving notice of the date, time, and location of a hearing scheduled for the matter.

B. HEARING

The Board of Directors, or a panel appointed by the Board of Directors, will conduct a hearing to determine if the homeowner is in compliance with the Governing Documents, and to hear any aggravating or mitigating factors. The homeowner will have a full opportunity to explain why they are not in violation of the Governing Documents.

Upon gathering all necessary information the Board, or appointed panel, will deliberate outside the presence of the homeowner and render a decision. Written notification of the decision (the "Decision Notice") will be sent to the homeowner within five (5) business days of the hearing.

*If a homeowner is unable to attend the hearing, a decision will be rendered in their absence.

C. FINES

Any fine assessed will begin to accrue on the sixth (6th) day after the Decision Notice has been sent to the homeowner. The standard fine amounts are as follows:

1. \$25.00 per day for the first thirty (30) days; (this fine amount may be increased depending on the severity of the violation, but shall not exceed \$100.00 per day); and
2. After the initial thirty (30) day period set forth immediately above, the fine may be increased to \$100.00 per day.

Failure to pay the fine(s) may result in attorney action being taken.

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The purpose of the Violations Resolution Process is to provide homeowners every opportunity to abide by the Association's Governing Documents. The Board and homeowners have the capacity to work together to resolve violations. The strongest actions under the process will only affect those who refuse to abide by the community's Governing Documents. By working together, we can all ensure that our community continues to be a safe and enjoyable place to live.

Questions? We are here to help. Contact:

Springdale Homeowners Association – Managed by Slatter Management Services, Inc

4125-G Walker Avenue

Greensboro, NC 27407

Phone 336-272-0641

Fax 336-378-5975

Community Association Manager – Megan Nguyen
megan@slatterinc.com

Springdale Community Website:

Springdalesubdivision.webs.com

To be included on the Springdale email mailing list/alert system contact:

Libby Kendrick at libbykendrick@gmail.com.