



# Villa Owners' Quick Reference Guidelines and Responsibilities

- **Driveway and Sidewalk:** Residents are responsible for power washing of driveway, walkways and sidewalks. Any resulting debris from power washing must not be left in street gutters.
- **Mailboxes:** Residents are responsible for complete mailbox maintenance. (cleaning, painting, repair, replace) You can buy paint at Home Depot. Silverthorn colors on file.
- **Landscape:** We are allowed to replace bushes - plantings without ARC approval as long as we do not change the original footprint. A lot of our bushes & plantings are getting old & woody and need replaced. This is of course at owner's expense. If you would like to retain the services of Mike Rado's company or any other landscape company you must contact them as an individual. It is not part of the contract.
- **Lawns:** We are all responsible for our own lawns. If your lawn has dead areas, you must replace with plugs or sod. If you have a weed problem, please fill out a Maintenance Request Form at the Community Center.
- **Irrigation:** If you have a sprinkler problem or you see a neighbor's broken sprinkler, please fill out a form so Sunshine can come out and fix. Sunshine does provide monthly inspection.
- **Lawn and Garden Ornamentation (ARC approval required for all):** One fountain per lot, 3 additional statues or objects including pots are allowed. The combined height, added together, of all such items must be less than 5ft.
- **Trees:** Responsibility of owner. Raking and bagging of leaves in yard: please do not blow leaves or debris into street or down storm drains. Pruning and thinning of plantings above 8ft. The oak trees were put on our property as small trees. They are now getting larger and causing damage to driveways, sidewalks, irrigation, etc. The community realizes this. If your tree is a concern please fill out an ARC Form in the Community Center to have the tree cut down at owner's expense. There is also a list of vendors available.
- **Pets:** All pets should be on a leash when outside and are not allowed to be on other's private property. If you own a dog, the preferred place where it should do its business is on your own property. If nature calls while they are being exercised around the neighborhood, please curb your pet and do not allow them to soil lampposts, mailboxes, car tires or trash bins. Always pick-up after them. Put waste bags in your own receptacle. Dog waste should not be deposited in receptacles on the golf course or anywhere else, including storm drains. Let's all be responsible pet owners.
- **Garbage:** We should use garbage cans with lids. The crows & animals are tearing open bags and garbage being scattered. If you need to use bags, please do not leave them out overnight.
- **Parking:** There is no parking in street overnight and commercial vehicles must be garaged. We should not block sidewalks at any time. Citations will be issued.
- **Absentee Owners:** If you are going to be absent from your Villa for an extended period, please fill out an Away Form at the Community Center.

When we purchased our Villas, we were given a Resident Handbook of rules & regulations. This quick reference handout is not intended to replace the HOA Docs - please refer to them for details. They are in place for a reason, which is to help maintain the beauty and value of our community. We all need to take pride in our community and abide by the covenants. Any questions or concerns, please contact your Villa Rep. We are doing this because we care about our community. We are coming up with a list of vendors that we think are reliable and reasonable.