

Carriages at Pine Creek Community Guidelines Revised October 15, 2018

This document is designed to cover some of the more frequently asked questions/topics pertaining to our community and each resident/owner's responsibilities. The complete listing of rules and regulations for Pine Creek and the Carriages community can be found at PCVA.org. We encourage you to download and read these documents.

HOA Assessments:

Owners in the Carriages at Pine Creek are responsible for two monthly assessments: one for the master Pine Creek Village HOA (PCVA) and one for the Carriages HOA. The PCVA monthly assessment is \$73 and the Carriages monthly assessment is \$142. The PCVA provides weekly trash pickup, bi-weekly recycle pickup and maintenance (landscaping, irrigation, snow removal, repairs) of the common Pine Creek area outside the walls of the Carriages. The Carriages HOA is responsible for nearly everything inside our walls, including watering, landscape maintenance, snow removal, street lights, and maintenance of our streets and sidewalks. The Carriages HOA and residents have worked together to maintain a healthy reserve fund providing sufficient backing for major projects like street and sidewalk replacement that may be required in the future.

Who is Responsible for Townhome Maintenance?

The Carriages at Pine Creek is a unique townhome development wherein each owner is responsible for and required to maintain, replace and repair: gutters, downspouts, exterior building surfaces including patios, decks, covered porches, covered entries, and balconies, driveways, sidewalks, front doorsteps, glass surfaces, exterior light bulbs, doors, screens, windows, shutters, awnings and chimneys on their townhome; and all fenced areas adjacent to their unit, including maintenance of any fences and of landscaping within any privacy fenced areas, except those fences and walls within the Easement Area. In addition, the collective owners who share each townhome building are jointly responsible for the maintenance of the roof, party walls and painting of the exterior walls.

Homeowner's, Personal Property and Liability Insurance:

PCVA does not maintain insurance on the Townhomes, Townhome buildings or individual Units within the Carriages. Each owner is solely responsible for maintaining homeowner's insurance covering the structure of his/her individual Unit at his/her expense. In addition, each occupant (owner or renter) shall be solely responsible at his/her own expense for insurance covering all loss or damage to any and all fixtures, appliances, furniture, furnishings or other personal property within each individual townhome unit within the Carriages. Each OWNER of a townhome unit within the Carriages shall also maintain general comprehensive public liability insurance. Such policy of insurance shall have limits for loss of bodily injury in the amounts of not less than \$1,000,000.00 for each person and \$2,000,000.00 for each occurrence; and property damage of not less than \$500,000.00 for each occurrence. Such insurance may be carried under a blanket policy.

Townhome Rental:

You may rent/lease your property for a minimum term of 90 days. **The tenant is expected to be advised of and to abide by the rules and regulations of both the PCVA and the Carriages HOA.** Short term rentals (VRBO, Airbnb, etc.) time sharing arrangements, and/or subletting are **not** permitted.

Marijuana and Hash Oil. Unless otherwise expressly prohibited in the lease agreement, Marijuana is permissible with limitations. Hash Oil processing, production or use is expressly prohibited, whether for personal use or distribution.

Enhancing Landscaping:

Residents of the Carriages are permitted to enhance the landscaping within their lot lines. A written proposal with drawings must be submitted to PCVA for approval. A list of approved plants/shrubs is available on the PCVA website. The Carriages also adopted an addendum to the PCVA guidelines on July 15, 2015 relating to the planting of additional trees (see the PCVA website for the full addendum).

Parking:

All resident vehicles must be parked in garages. Overnight and short term (less than 7 days) guest parking is permitted in designated parking areas. Parking on aprons/driveways is permitted for a maximum of 48 hours. Street parking and parking in native areas are prohibited. RV's may be parked in front of the resident's home for up to 24 hours for loading and unloading. For the complete parking regulations, please visit PCVA.org.

Pets:

Pets must be on a leash **at all times** when outside. Pet owners must pick up after their pets in all areas (including the native areas) within the Carriages.

Hot Tubs and Spas:

Installation of a hot tub or spa **must** be approved by the PCVA Modifications Committee and must conform to the amended Section 2.11 of the Community Guidelines for the Carriages.

Getting Help and Resolving Issues:

The operation of our community is overseen by your Carriages Neighborhood Committee, but day-to-day management is performed by Hammersmith Management, Inc. Hammersmith and your local Carriages Neighborhood Committee members are always happy to answer questions and assist with your concerns.

Frequently asked questions and community courtesies

We welcome any suggestions from residents

- Please remember that our homes are close together and our streets are narrow, so please be respectful of your neighbors.
- Garage doors must remain closed at all times, except during ingress or egress from the garage.
- Our neighborhood speed limit is 15 mph.
- Bring in garbage cans as soon as possible after pickup. Also, either secure your totes with a bungee cord or secure trash in plastic bags in windy conditions. Have a neighbor bring in your totes if you are unable to do so.
- Christmas decorations may be installed on or after 11/1 and may be lit between 11/15 – 1/15.
- Don't throw anything over the perimeter fences into native areas.
- Sweep up grit/dirt from the street when sweeping or hosing out garages.
- Please remember that our landscapers are not here for your personal needs. They are under contract to perform certain duties. If you have a concern or question, contact a Neighborhood Committee member or Jessica Walker at Hammersmith
- Sign up for "**Did you Know**" emails through the www.pcva.org website. Financial statements are also available at pcva.org. Password: pcvaresident.

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