

December 8, 2010

HARVEST VALLEY

Common requests from home owners and responses

Satellite dish installation - must be requested and property manager will approve location. Home owners are allowed by law to install satellite dishes.

Patio bricks may be installed between hatchway and deck and cannot exceed width of deck or hatchway. Owners should discuss plans with the property manager in advance.

Driveway parking - allowed provided vehicle is not "stored" in the driveway.

RV - can be in the driveway for loading and unloading only. An RV may be left in the driveway overnight for loading and unloading purposes and must be moved the following morning. The condo owner should notify the property manager of such plans. Visitors are not allowed to park an RV on the property if visiting a unit owner.

Decorations - seasonal decorations (no more than four) can be attached to the front porch railing or front porch post and not be a violation of the rules provided the decoration is not permanently attached.

Utility box planting - home owners may plant live annual flowers around the utility boxes. Owners are encouraged to get together to do such planting so that those in close proximity of the area are in agreement with what is being planted. Owners should submit their plans to Charlie Haller and Cathy Marion.

Shrub maintenance will be done by Four Seasons Landscaping. However, bushes in the front shrubbery beds, which are defined in length by the front porch, may be maintained by owners. Owners will be asked to sign a notice indicating their intention to do so. Contact the property manager for the appropriate form.

Shade umbrellas on back decks must be a non-permanent item. Owners are to call property manager in advance to discuss plans for such items.

Wreaths are allowed on front doors throughout the year.

Outside lights - motion sensor lights have been approved for decks, front porches and garages. Sensitivity and lights settings must be set at minimum. The approved fixture is manufactured by Heath/Zenith (model number SL-4144-AZ-A).

Signs on property are not allowed in the common areas. A home owner may place a For Sale sign in their front window as long as it does not measure more than 12" x 18".

Ramps for disabled use are to be placed in the garage.