

# The Enclave at Mill Point

## Quick Start Guide

Welcome to the Enclave at Mill Point! Your community strives to maintain an enjoyable living environment for all of its residents. The following is a quick start guide to living in your new neighborhood:

- 1) Pets must remain on leash at all times and all waste must be picked up immediately and properly disposed.
- 2) Overnight street parking is prohibited due to our narrow streets and cul-de-sacs which need to remain fully accessible for emergency vehicles.
- 3) Large trucks, over 40 feet, are not allowed past the gate. Our tight streets and lack of a wide turn-around make it impossible for them to negotiate the street without damaging lawns and sprinkler systems. Homeowners are responsible for repair of damage done by vehicles they have allowed into the community.
- 4) Garbage is collected by Waste Management each Thursday, subject to holiday schedules. Cans may be put out the night before and must be put away Thursday evening.
- 5) Yard maintenance is every Thursday during spring, summer, and fall. The winter schedule is every other Thursday. Front yards are mowed, edged, blown-off and, when necessary, shrubbery is trimmed. Backyards are also mowed. The maintenance of flower beds, shrubbery, and trees is the responsibility of the homeowner. Mulch, fertilizer, weed treatment, and insecticide are periodically applied to front yards and common areas.
- 6) Roofs and gutters are cleared of leaves in early spring. Owners are responsible for maintaining gutters and downspouts in-between these cleanings. The HOA does not maintain gutter helmets or leaf guard devices.
- 7) The HOA takes responsibility for the maintenance of the common area irrigation system as well as the irrigation systems in the front yards of each unit. Repairs to backyard systems and vacuum breakers are the responsibility of the homeowner. The homeowner is responsible for winterizing their own system and for properly setting the watering schedule for their unit.
- 8) Per the covenants, the HOA is not responsible for providing any security services.
- 9) Personal gate codes are for the use of residents only. You may request temporary codes for contractors and realtors.
- 10) Pedestrian gate keys are available from IMC (the property manager) for \$5.00.

- 11) The HOA provides blanket property and liability insurance coverage for the buildings and common areas. Potential claims should first be reported to the IMC office. Each homeowner must purchase their own contents and personal liability insurance. The HOA also recommends that the homeowner purchase loss assessment coverage and flood insurance. These are not provided by the HOA.
- 12) Your HOA is responsible for common area landscaping, entrance gate maintenance, roof maintenance and repair, exterior painting of units, and maintenance of fences located on the perimeter of the subdivision and interior fences adjoining common areas. This does not include fences between two lots. Additionally, the maintenance of garage doors, entrance doors, and windows are the responsibility of unit owners.
- 13) HOA maintenance fees are due the first of each month.
- 14) Finally, please familiarize yourself with the Enclave covenants regarding HOA and Owner responsibilities and the By-Laws of the Association.

Please be advised that the above information is not fully inclusive or, in anyway, intended to supplant, amend or otherwise attempt to modify the actual Covenants, Restrictions and Conditions or the By-Laws of the Enclave at Mill Point Townhome Association, both of which remain the final governing documents administered by the board of directors of the Enclave.