

Important Reminders for Owners and Residents

1. At this time, there are 7 approved paint colors for the painting of exterior doors. Owners may not paint their doors any color that they wish. The HOA will provide the paint and the owner provides the painter.

2. Fences and gates must be finished in “natural looking” colors that blend with the rest of the community.

Any replacement or extension of fenced areas must be approved by the HOA.

3. According to the Declaration/Bylaws/House Rules, residents may not leave clutter, debris or discarded items etc. where it can become a hazard or a nuisance to the community. This includes but is not limited to their decks, porches balconies and areas between condos.

4. Owners are to maintain the clean-up of their own planter boxes. This is not done by the HOA. Please keep them clear of weeds and other debris. If you are not a gardener, please consider simple shrubs or ornamentals such as Monkey Grass or Vinca and mulch. Any vines that climb the brick/mortar or siding are prohibited. As condo owners we do not have individual ownership of the brick/mortar or the siding.

5. When residents are doing routine maintenance of their fences, gates, decks, porches, flowerpots, planter boxes etc. they are to clean up their own messes by depositing the waste in the proper receptacle. This is not the job of the HOA. If necessary, you may hire someone to help you.

6. Owners may not cut down or plant trees without permission of the HOA. The answer is often yes. However, there can be circumstances that need to be taken into consideration to make sure the location and kind of tree is appropriate.

7. Owners may still partner with the HOA to paint their siding. The HOA will purchase and deliver the paint. The owner provides the painter.

To be in “good standing” with the HOA all residents must:

- 1. Have their dues and assessments paid in full.**
- 2. Be in compliance with the HOA Covenants. This includes Declaration/Bylaws and House Rules.**
- 3. All information forms must be complete and turned-in to the HOA and filed with the Board of Directors.**

Being in “good standing” allows residents to use the amenities of the pool, club house, tennis/basketball court and green spaces. It

also allows owners or their proxies to vote in HOA elections.

8. FYI there are to be no owner signs placed in the Common or Limited Common areas. This includes but is not limited to For Sale and Political signs.

9. Vehicle ID Stickers: The purpose of the stickers is to identify those vehicles that belong to Copperchase owners and their frequent guests. There are No identifying logos or numbers on the stickers. This is another part of the Safety Policies being adopted by the HOA to be proactive about the safety of our community. The GREEN stickers are for the owner and tenant vehicles. The YELLOW stickers are for frequent visitors of the residents. Stickers are to be placed at the lower left corner of the interior driver's side of the vehicle.