

Welcome to Carriage Manor/ General Letter (2018)

The Governing Board of Carriage Manor wishes to extend a warm welcome to all new owners and current owners in the Carriage Manor Subdivision.

The Board meets the first Monday of each month at 7 pm at the clubhouse, except when a legal holiday falls on the same day; then the meeting is held on the following Monday. All homeowners are encouraged to attend, and any and all concerns may be brought up for general discussion and actions.

The Architectural Committee has the responsibility for approving all building, landscaping & painting plans and will be glad to assist you in any way. A paint chip of the color you want your mobile etc. must be submitted. Architectural Committee listed on the Bulletin Board in the Clubhouse. If any question contact the Committee.

Major Association Rules

- 1. Monthly Association dues (\$36).*
- 2. Dogs must be on a leash. It is the owner's responsibility to clean up after them.*
- 3. Front yard street light must always be lit at night (20 W bulb recommended). All must be working.*
- 4. Keep your carports clean from trash and any chemicals: property free of weeds, leaves, and any trash, Etc. this includes the front, side and back of your property. Homeowners must maintain upkeep of property and home at all times. (CC&R 7.12)*
- 4. Clothes lines & satellite dish must be approved by Architectural Committee.*
- 5. Members cars may be parked on the street for no more than (2) hours at a time because that makes streets even more narrow, causing a hazard for all. The exception is anyone working on their home may park in front of their property until work is done.
Overnight parking: your car must be parked in your driveway/carport or in a common area. (CC&R 7.4)
Guests parking, 2 hours on street or park in the common area or owner's driveway.*
- 6. Speed limit is 15 miles per hour.*
- 7. Lots are private property; don't trespass or use their driveway as a turn around.*
- 8. RV/Common Area. Resident owned recreational vehicles, cars, trucks, boats & trailers must have a parking permit; be in running condition, with no leaks and with current license.
This is not a car/truck storage area. Parking permit must be filled out and given to a board member.*
- 10. Parking of RV's, Cars and Trucks for the purpose of loading, unloading, cleaning and light repairs may be done on the owner's property or on the street adjacent to their property for a maximum of 48 hours. For the convenience and safety of our members make this time as short as possible.*
- 11. No vehicle can be worked on if it disturbs your neighbors*
- 12. No businesses allowed in CMHA that allows traffic in and out of our subdivision*
- 13. All guests using the Clubhouse/Pool must be with an association member.*

Page 1

Continues on Page #2

14. No organizations, groups or clubs can reserve or use the Clubhouse or BBQ.
(if any of the above was allowed, a million dollar liability policy must be in place naming Carriage Manor

Subdivision as owner on the policy.

Proof of insurance must be submitted. (This information provided by our insurance carrier).

Our Clubhouse/Pool is for our Members and their quests only, none of the above.

15. If you are moving out and want a Caretaker in your home, you must fill out the proper form and information and meet with the board (CC&R 7.5)

16. State Law - You must install a Carbon Monoxide Monitor in your home. If you have not installed one,

when selling your home, the fine is \$250.00

17. Notify board when adding caregivers, guests or relatives etc. so we can fill out and add name to HOPA

Survey as required; and also fill out add the information to your contact information.

18. See Association Rules #18

Guidelines / Procedures / Job Descriptions for the Board of Directors - Committees - Meetings - Bookkeeper.

19. Revised information regarding Landscaping your Mobile. (CC&R'S 7.11 and 7.17) (11/21/2017)

A. Side fences: chain length fence on property line - Max 3 ft. and setback from roadway

B. Backyard fence max. 6ft high

C. No fences in front of mobile and you cannot block walkways, driveways or carports.

Three vacancies are available for the Board of Directions at the election meeting. Those running so far are

Bob Woodworth, Ron Olson and Yvonne Graves. Anyone wanting to run for a vacancy notifies Yvonne Graves, Ron Olson or Maureen Boek, our Nominating Committee.

IMPORTANT INFORMATION REGARDING OUR GET TOGETHERS (POT LUCKS) FOR 2018

1. Memorial Day - Hot Dog BBQ - Monday May 28th at 4-6pm

2. Labor Day - Hamburger BBQ - Monday September 3rd at 4 to whenever

If you have any questions, please contact your Board of Directors.

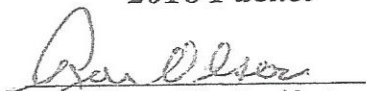
Look forward to meeting you at our monthly meeting.

The Board of Directors for Carriage Manor

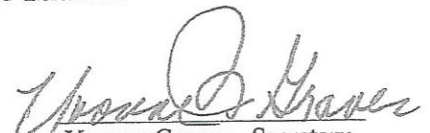
2018 Packet



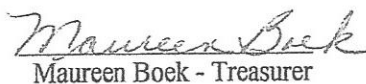
Bob Woodworth - President



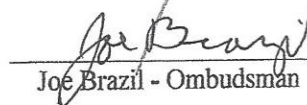
Ron Olson - Vice President



Yvonne Graves - Secretary



Maureen Boek - Treasurer



Joe Brazil - Ombudsman