

IvyStationDuluth@gmail.com

***Ivy Station***

Dear New Homeowner/ Renter:

Welcome to our neighborhood and congratulations on choosing Ivy Station as your community to call home.

On behalf of the Ivy Station Homeowners Association and the Architectural Committee,we would like to welcome you to your new home and our community. Over the coming months, we look forward to getting to know you and your family.

The operation of your homeowners association is governed by a board of volunteer directors. The Board of Directors is elected by the community to oversee the daily functions and financial responsibilities of the association. The Board is also responsible for maintaining members’ compliance with the established covenants and bylaws of the association. They have specific provisions regarding what can and cannot be done on your property. Please take the time to read through the bylaws and covenants documents you received during the home purchase process or agreed to when signing your rental agreement. Copies are available on the community web site: [ivystation.org](http://ivystation.org/)

The web site provides ready answers to most of the questions homeowners and renters have. If you don’t find the information you need there, the Board of Directors can be contacted through email: IvyStationDuluth@gmail.com.

Our Facebook page is your source for upcoming activities and events, announcements and a neighborhood forum. Please take a few minutes to visit and familiarize yourself with its resources and get to know your community and neighbors. Please note this is a closed group, and you must request to join.

As a new homeowner/renter you may already have some ideas on how you’d like to improve your property. Please keep in mind, the Association has an Architectural Review Committee to help maintain the quality of our neighborhood. Its function is to evaluate the plans for all exterior landscaping, repairs and remodeling (such as painting, decks, fences, trees and bushes, replacement roofs, etc.) to ensure compliance with all Covenants and Bylaws. The purpose of this review is to protect our scenic environment and maintain the value of our homes. All modifications to the exterior of your property, including repainting with the same color, must be submitted to the Architectural Committee for approval before any work begins. If work is started without prior approval, the homeowner risks being cited for a covenant violation and may be required to alter or remove the changes at significant additional cost.

Please remember that having good neighbors also means being a good neighbor.  Here are just a few things to keep in mind concerning community values.

* The Speed limit in the community is 25 MPH.  Please watch out for walkers, joggers, children and pets.
* Please STOP at stop signs.
* Please practice regular lawn care maintenance and weed control.
* Please pick up after all grass clippings, leaves and debris to prevent drainage issues.
* Please keep any trees in your backyard trimmed to prevent intrusion into your neighbor’s yard or overhang onto their house.
* Please keep your pets on leashes and pick up after them.

Information on some of the questions many new homeowners have is included below to get you off to a smooth start.

 Again, welcome to the Ivy Station community! We know you’ll find our neighborhood is a great place to live.

Sincerely,

Ivy Station Homeowners Association Board

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| Covenant Information Copies of documents available on the website: ivystation.org | - Ivy Station Homeowners Association Covenants and Bylaws- Ivy Station Homeowners Association Architectural Guidelines and Forms |
| Architectural Committee Information  | • All modifications to the exterior of your property, including painting, must be submitted to the Architectural Committee for approval prior to beginning the project.• Forms for submitting requests for approval can be found in the document area on the community website |
| Property Inspections  | • Neighborhood inspections occur monthly to identify maintenance problems. If any property maintenance issues need to be addressed, homeowners will be notified by mail.• Any violation that goes untended and has not been addressed with the Board of Directors within 30 days of notification will accrue monthly fines and possible legal action. The cost of which will be the obligation of the Homeowner. |
| Trash Collection  | • Trash Collection and recycling is on Wednesday every week• The City of Duluth requires the use of special trash bags. These purple or green bags may be purchased at the grocery store.• Recycling containers are provided by Waste Management |

**Please visit our Facebook page**: Ivy Station Duluth

**Questions? Concerns? Email us at:** IvyStationDuluth@gmail.com