

Important Things to Know about Living in the Village of Cinderberry

1. Cinderberry is a **Condominium**. Each Unit Owner shall own his Unit and the owner percentage interest of such Unit in the common elements, including the land.
2. Cinderberry has a **Property Owner Association** that manages and maintains the common area and common elements. It also has a **Home Owners Association** that insures, manage and maintain the exterior of Unit.
3. Cinderberry has an **Architectural Review Board**. All changes and addition to the exterior of the Unit, including the surrounding landscaped area, must be approved. Additions must be insured by the owner.
4. Owners who wish to rent/lease, must abide by our one year lease agreement.
5. Flower beds and landscaped areas surrounding the each Unit are maintained by the POA. If an owner does not like a particular planting, the association will not replace it. Only plantings that are dying or dead will qualify for association response. The association must give the owner permission to change it at their expense on a case by case basis.
6. No items such as awnings, satellite dishes and large ornaments may be attached to the exterior structure of the house.
7. Trash containers are to be stored in the garage, and after trash pickup should be removed from the curb as soon as possible.
8. Owners and visitors should keep the wheels of their vehicles off the grass and curbing when parking.
9. Dogs are to be on a leash when outdoors, and their waste to be removed.
10. Guests must always be accompanied by the owner when using the pool.
11. Please visit our website www.villageofcinderberry.com and review the Declaration of Covenants, Conditions and Restrictions, Article VII Use Restrictions.