

March, 14, 2014

Dear Cottesmore Homeowners,

Our Home Owners Association exists to help maintain the value of every property in Cottesmore. This is accomplished through ensuring that each resident adheres to the Declarations of Covenants and Conditions and Restrictions set forth in our governing documents. Our association strives to create a beautiful place in which to reside harmoniously as a community and to add value to the biggest investment most of us ever make -- our home.

Please read the following announcements carefully. Every homeowner in Cottesmore is affected.

PAY CAREFUL ATTENTION TO CAPITALIZED, BOLD FONT STATEMENTS.

1. MAINTENANCE/CLEANING OF EXTERIOR SIDING

- a. The exteriors of many Cottesmore homes have suffered during the past year's unusual weather. Priestley Management sends quarterly newsletters that consistently contain a reminder about keeping siding clean and free of unsightly mold and mildew. Cleaning our home exteriors is not an optional activity but a clear requirement of every homeowner in Cottesmore.
 - i. **INSPECT YOUR HOME EXTERIOR FOR MOLD, MILDEW, RUST, and PAINT DETERIORATION NOW.** Should maintenance be required you should take steps to correct the issues immediately.
 - ii. Homeowners who have not taken steps to correct said issues will receive violation notices beginning May 5.
 - iii. **HOMES NOT IN COMPLIANCE AFTER MAY 26 (Memorial Day) WILL BE FINED \$15 PER DAY UNTIL VIOLATION(S) ARE RESOLVED.**

2. TRASH/RECYCLING BIN REMOVAL AFTER PICKUP

- a. **BYLAWS REQUIRE TRASH/RECYCLING BINS TO BE REMOVED FROM THE STREET WITHIN 24 HOURS OF TRASH PICKUP.**
- b. **HOMEOWNERS VIOLATING THE BYLAW ARE SUBJECT TO FINES.**
- c. **TRASH BINS, RECYCLING BINS, OR YARD WASTE SHOULD NOT BE PLACED CURBSIDE EARLIER THAN THE EVENING PRIOR TO PICKUP.**

3. TRASH BIN STORAGE [CHANGE TO CURRENT BYLAW]

- a. According to the bylaws, trash bins, recycling bins, and yard waste must be stored out of sight. The board members and attendees of the 2013 Annual Meeting voted on and approved an option in addition to "stored out of sight."
- b. The details of the new "out of sight" option are as follows:
 - i. Trash and recycling bins may be stored 12 inches or less from the exterior wall on the driveway side of home, no less than 10 feet back from front building line of the garage.
 - ii. A concrete pad, landscape stones, or paver stones are required for homeowners wishing to take advantage of this new storage option. Pad may not exceed 8' in length or project more than 4' in width from the exterior wall.
 - iii. Biodegradable materials including but not limited to mulch and pine needles are not approved.
 - iv. **AN ARCHITECTURAL CHANGE FORM IS REQUIRED FOR ALL CONCRETE PADS.** Paver and landscape stones meeting requirements need not be approved.

4. PET CLEAN UP

- a. Dog owners who walk their pet in Cottesmore are responsible for picking up and disposing of the waste after returning to their own home.
- b. Remember: Urine damages grass and trees.

Board of Directors,

Cottesmore Single Family Homes