

Limited Edition Facts and Rules

(03/2024)

This pamphlet does not take the place of our Master Deed and By-Laws, with which every unit owner should be familiar; it is just meant to highlight some facts and rules.

1. Board meetings are scheduled every second Monday of the month at 6.00 pm.
2. Minutes of these meetings are available on our website "www.lehoa.net"; they will also be distributed door to door toward the end of the month.
3. Maintenance fees may be dropped off in the box at the entrance to unit #66, or may be mailed to: Limited Edition H.O.A.
76 Sterling Court North
Johnson City, TN 37604
4. It will be the policy of this Board to treat tardy fee payers consistently as follows: - you will receive a letter if your dues have not been paid by the fifteenth of the month your payment is due (remember your fees are due by the first); - you will have to pay an administrative fee of \$10 if your payment has not arrived by the 15th of the month;
- you will receive a second letter if your dues have not been paid within 45 days of becoming overdue (i.e. by the 15th of the month following the month for which the fee was not paid). You will have to pay another \$10 administrative fee; - if dues payments are 60 days late, the matter will be turned over to an attorney for collection and all costs will be the responsibility of the delinquent owner.
5. Mulch will be spread by a landscape vendor every spring. The vendor will not provide bags of mulch to homeowners.
6. Trash pick up is scheduled every Thursday morning. Set your trash can and recycle bin at the designated place at the curb on the evening before and store them back out of sight by noon on Thursday.
7. Brush pick-up is scheduled every other Thursday. Please place brush at the most convenient place for city pick-up near your own unit. Call the "Street Department" at 423/975-2700 to ascertain the pick-up date and DO NOT place the brush in front of your unit until the night before pick-up.
8. Late Fall or early Winter gutters will be cleaned from leaves and pine needles.
9. Crawlspace and attics should be inspected on a regular basis by the homeowner.

(or the owner may ask a HVAC technician or pest control agent, who is there on repair/inspection business to check for leaks, molds or other irregularities). The Association will only engage an inspector if the homeowner has a defined problem.

10. Home owners are encouraged to bring problems with the lawn care company to the attention of a Board member; however, home owners should refrain from engaging the crew about perceived problems.

11. The Association allows unit owners to individualize small areas around their units and assume responsibility for the maintenance thereof.

12. In the event of damage to an individual unit the insurance provided by the Condominium Owners Association will cover replacement or repair of damage to the structure, and all improvements and additions thereto, including all components of the inside and outside walls and all original or replaced installed fixtures, such as flooring, floor covering, cabinets, kitchen, bath and other standard fixtures. The Association will pay the deductible, provided the damage is NOT the result of gross negligence on the part of the unit owner in question. Homeowners will need to insure their personal property (so called "renter's insurance").

13. Do not park cars on grass.

14. While outside, pets should be kept on a leash, and pet droppings should be picked up and disposed of properly.

15. Estate, yard and garage sales are not allowed in Limited Edition.

16. Unit owners are allowed to repair/replace their drive- and entryways, provided:

- a. request and receive Board approval for the project;
- b. obtain specifications for the project from the Board;
- c. have the Board approve the selected contractor.

17. Do NOT feed stray animals. Stray animals cause property damage that has to be paid for by the HOA.

18. Any work done to the outside of a unit by a 3rd party vendor, including landscape beds, must receive prior approval from the Board. Remember that vendors must be bonded and insured.