

Limited Edition Homeowners Association Facts and Rules

Updated January 2025

This list does not take the place of the LE Master Deed and By-Laws which every unit owner should be familiar (lehoa.net). It is meant to highlight some facts and rules deemed necessary for review at this time.

1. Board Meeting are scheduled every second Monday of the month at 6:00.
2. Minutes of each monthly board meeting will be available on the Limited Edition website. [**www.lehoa.net**](http://www.lehoa.net)
3. Homeowners' Association dues are payable by the first of each month.
Make checks payable to Limited Edition HOA.
There are two ways to submit HOA dues:
 1. Place in Drop Box on the back side of the Mailbox station located front side of Unit #52.
 2. Mail your HOA dues to: Limited Edition HOA
76 Sterling Court North
Johnson City, TN 37604
4. It will be the policy of this Board to treat the Homeowners of late HOA dues consistently as follows:
 - Dues not paid by the 15th of the month are considered delinquent. A letter stating this delinquency will be sent to the unit owner and an administrative fee of \$10.00 will be charged.
 - Dues not paid within 45 days of the month are considered delinquent. A second letter of delinquency will be sent the unit owner and a second administrative fee of \$10.00 will be charged.
 - The matter of delinquency of HOA dues and fees over 60 days will be turned over to an attorney for collection and all costs will be the responsibility of the delinquent homeowner.
5. Mulch will be spread by a landscape vendor every spring. The vendor will no longer provide bags to mulch to homeowners.
6. Garbage collection is scheduled early Thursday mornings. Homeowners should set the maroon garbage cart provided by Johnson City along the curb on Wednesday evenings. Please return the carts to an out-of-site location by noon on Thursdays.
7. Brush pick-up is scheduled for every other Thursday. It is the homeowner's responsibility to call the Johnson City Street Department at 423-975-2700 to ascertain the pick-up date. Please place brush near your own unit at the most convenient place for the city pick-up. DO NOT place the brush in front of your unit until the night before pick-up.
8. The Board will arrange for the cleaning out of gutters with the removal of leaves and pine needles, etc. This will be scheduled for late Fall or Winter.
9. Crawlspace and attics should be inspected on a regular basis by the unit homeowner checking for leaks, molds, or other irregularities.
(The homeowner may ask their HVAC technician or Pest Control Agent to do this if and when they are at the unit for repair/inspection business.)

10. Lawn service is performed weekly. Any problems with the lawn care company should be brought to the attention of a Board member. Please do not engage the lawn care company with conversations about perceived problems.

11. The Board allows homeowners to "individualize small areas of landscaping" around their units and to assume the responsibility for the maintenance thereof.

12. In the event of damage to an individual unit, the insurance provided by the HOA 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 HOA will pay the deductible, provided that the damage is NOT the result of gross negligence on the part of the unit owner in question. Homeowners are responsible for insuring their personal property (so called "renter's insurance").

13. Cars and vehicles of any kind should not be parked on any the grassy area.

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

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

16. Please do NOT feed stray dogs and cats. Stray animals can cause personal injury and property damage.

17. Any outside projects desired by the homeowner to their unit are the expense of the homeowner and must FIRST have Board approval. This includes landscaping, driveway/walkway repair/enhancement, etc. projects to be done by the homeowner or by a bonded and insured 3rd party contractor/vendor. The homeowner should submit the following to the Board before the start of said project:

- a written description and drawing of the project,
- the project specifications,
- the project materials, and
- the Contactor/vendor's name and proof of bond and insurance

18. Maintenance requests and other HOA related business should be forwarded to ***limitededitionhoa@gmail.com***.

19. A complete description of Limited Edition HOA Rules and Regulations are posted at ***www.lehoa.net***.