

Carriage Trails Master Owners' Association, Inc.

Fall Newsletter 2020

Welcome any and all new homeowners! Whether you have built a new home or purchased an existing one, as you know, you are part of the Carriage Trails MOA. Our community continues to prosper and grow, and the MOA will continue to take the right steps to ensure we maintain all common areas and preserve, protect and enhance your community. Please visit us at <http://carriage-trails.com/Contact> for more information.



Facts for Owners

- Upon purchasing a home in Carriage Trails, you moved into a deed-restricted neighborhood. The CTMOA's Enforcement Policy went into effect on June 17, 2019 and can be found via TownSq or by contacting Associa, your management company, for a copy. CTMOA has an obligation to ensure that payments have been received from all CTMOA Owners who reside within Carriage Trails. If assessments are not timely paid, per the CCRs, CTMOA will aggressively pursue collection of the same.
- You must submit an Application for Alteration/Modification to install a fence or shed, along with the \$25 application fee. Make sure you provide your plot plan (found in your closing paperwork). You do not need prior approval for a patio or deck, but must use 'approved' building materials (i.e., pressure treated wood, Cedar, Redwood, engineered or composite wood, etc. for a deck). Your **CCR**s can be found in your closing paperwork or online at Town sq. <https://www.townsq.io/> or at <http://carriage-trails.com/Contact> If you do not have an account with TownSq, please contact Associa to obtain access. The Enforcement Policy is in place to carry out the CCRs.
- Please report any street light outages to the developer at info@carriage-trails.com or Associa at 888-612-2299.
- The majority of the streets have been dedicated to and are the responsibility of the City. Undedicated streets are still maintained and snow plowed by the developer.
- To put a stop to the excessive speeding through the development, be vigilant about calling the police with regards to speeding, so they can try and catch the repeat offenders. The City controls street signs and speed bumps.
- Your garbage, trash, or refuse is required to be placed in containers that shall be stored within the dwelling unit (garage) or shall be concealed by means of a screening wall of materials similar to and compatible with that of the dwelling unit. Republic Services is your provider (800-543-1339).
- If you would like to install solar panels, please submit an application to Associa showing your placement of the solar panels. There is no application fee for this. No solar panels are permitted on primary facades or in front or side yards.
- No wire fencing is permitted in Carriage Trails. Mesh liner in green or black fabric or synthetic material is allowed.
- Permanent basketball hoops are permitted; and portable basketball hoops are permitted in the community, as long as they are stored in the garage while not in use.
- Above-ground pools are not permitted in the community. In-ground swimming pools, hot tubs, and spas are permitted, as long as they meet the requirements spelled out in the architectural and design standards contained in your CCRs. An additional structure permit from the City may be required.
- If you need to replace your existing mailbox, please check with your builder for specifics and where to purchase a replacement. New sections in Carriage Trails shall require cluster mailboxes.

The majority of the above facts come directly from your CCRs, but please do not hesitate to contact us via the resources below. Thank you.

Resources:

MOA General Questions/Customer Service: 888.612.2299 or customerservice@rpmanagement.com

Carriage Trails Developer: <http://carriage-trails.com> or info@carriage-trails.com

City of Huber Heights: <https://www.hhoh.org/>