



Professionally Managed by:



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**Community Association
Manager**

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OWNERS MEETING—OCTOBER 19TH FROM 6:00 TO 7:00 PM

All members of Carriage Trails Master Owners' Association are invited to a meeting on **Wednesday, October 19, 2016 from 6:00 to 7:00 PM** at the Huber Heights Athletic Foundation located at 5367 Fishburg Road, Huber Heights, Ohio 45424.

The purpose of this meeting is to:

- 1) Review financials ending September 30, 2016
- 2) Discuss 2016-2017 Development Plans
- 3) Transact such other matters as may be properly brought before the meeting.

If you have any questions please contact Community Management Solutions at (888) 612-2299

COLLECTION POLICY

Thank you to all Unit Owners that pay their quarterly association assessments on a timely basis. When a Homeowner is delinquent, it can affect the financial health of the Association. Please familiarize yourself with the collections policy. If you are currently delinquent, you may make payments online at www.rpmanagement.com or via mail at **Carriage Trails Master Association, c/o Real Property Management, PO Box 105770, Atlanta, Georgia 30348**. If you are mailing in a payment please reference your account number in the memo line and include your coupon.



IMPORTANT DATES

September 5th

September 11th

October 10th

October 31st

November 6th

November 24th



Labor Day

Patriot Day

Columbus Day

Halloween

Daylight Savings

Thanksgiving

HUBER HEIGHTS MARIGOLD FESTIVAL—SEPTEMBER 17TH

"Come out and enjoy a full day of live music, food trucks, vendors, and more". (<http://www.daytonlocal.com/events/huber-heights-marigold-festival.asp>) **Saturday, September 17th, 11am- 7pm**
Eichelberger Amphitheater—8625 Brandt Pike, Huber Heights, OH 45424

RULES AND REGULATIONS

Below is a brief summary of the community rules and regulations, most specifically in regards to exterior improvements. The most recent architectural design standards are currently found in the 1st amendment, which can be found on the website at:

<https://community.associawebsites.com/sites/CarriageTrailsMasterOwners>

Please make sure to review these rules and abide by them in order to maintain the overall look of the community. No applications are needed if you are installing a deck or patio, but you do need to make sure to use CCR approved building material (pressure treated wood, cedar, redwood, engineered or composite wood from recycled plastic/reclaimed wood or other material approved by the Developer).

- No prior approval is needed for trees. Please make sure that where they are planted does NOT disrupt the flow of water in the drainage easements.
- Portable basketball hoops are also permitted in the community as long as they are stored in the garage while not in use.
- The use of golf carts, four wheelers, dirt bikes, snow mobiles or any other motorized vehicle is strictly prohibited on any common area, green space, Public Access Easement, sidewalk or paved path in Carriage Trails. Violators will be prosecuted for illegal trespass.
- Sheds are permitted in the community, however - they can only be 120 sq. ft. and they must be the same color as the home (the siding and the roof must match the home). You must fill out an application for sheds and for fences. They need to be approved before installation. Need a form? No problem, just contact Real Property Management via email at customerservice@rpmanagement.com or by phone at or (888) 612-2299 and we would be happy to mail, fax or email you one. Please include a check in the amount of \$15.00 with your application made payable to Real Property Management, Inc. **THE FEE IS ONLY FOR FENCES AND SHEDS.**



PERIMETER FENCING

Standard chain link or other metal fences shall not be permitted. Fences may be erected only in the rear yard. On corner lots, fences may not be placed within the side yard on the street side. Perimeter fence in the rear yard is permitted, but must be approved by the Developer. The neighboring lot shall share any fence erected between any two lots. **In other words, two fences running side by side along a shared property line shall not be permitted.** Finished side of fence is to face neighboring lots or outward. Swimming pool and patio privacy fencing shall be reviewed on an individual basis. The Developer reserves the right to restrict fencing in areas where its presence would adversely impact the aesthetics of the community. Maximum height of any perimeter fence shall be 48", no privacy fencing styles are permitted but the use of a mesh liner in green or black will be allowed. A plot plan indicating proposed location and style of fence shall be submitted to Developer for approval prior to the installation of any fence. Invisible pet fences in rear yards are allowed.

TRASH ENCLOSURE

Trash Enclosures and Storage Areas: Garbage, trash, or refuse shall 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. The structure may be constructed to the side or rear of the dwelling unit (not in front of the dwelling unit), as long as it is not within a designated building set-back of the Lot and is a maximum height of 54". All trash enclosures must be maintained in good order and condition. No burning or storage of trash of any kind outside the container within the enclosure shall be permitted.

There have been many recent violations of this community rule. All owners are expected to be in compliance with these rules by the end of September. We will be doing a property wide inspection and sending out compliance issues for the trash enclosures at the end of September.

Street Light Repairs

If you notice any street lights that are out, please contact Associa or email your Community Manager, Tara, directly to have these repaired.