

Below is a list of ongoing Frequently Asked Questions and Answers. As always, please do not hesitate to email us at info@carriage-trails.com.

Thank you.

- **Does Carriage Trails have an Enforcement Policy to enforce the Covenants, Conditions and Restrictions (“CCRs) put into place by the Carriage Trails Master Owners’ Association, Inc. (CTMOA)?** Yes, 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.
- **Does Carriage Trails have a Dues Collection Policy for its Members of the CTMOA?** Yes, CTMOA has an obligation to ensure that payments have been received from all CTMOA Members who reside within Carriage Trails. If assessments are not timely paid, per the CCRs, CTMOA will aggressively pursue collection of the same.
- **Where can I find recent and past owners’ meetings.** Most minutes as well as the handouts from recent and past meetings are posted on TownSq, or you can contact Associa.
- **Who do I contact if a street light goes out in my neighborhood?** Please report any street light outages to the developer at info@carriage-trails.com or Associa at 888-612-2299.
- **Who is in charge of snow plowing in my neighborhood?** The majority of the streets have finished asphalt and are the responsibility of the City. Unfinished streets are still maintained and plowed by the developer.
- **Do I need permission to install a fence, a shed, a deck or a patio?** You must submit an Application for Alteration/Modification to install a fence or shed, along with the \$25 application fee. 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.). Your Master Declaration of Covenants, Easements, Restrictions, Assessments and Assessment Liens (**CCRs**) can be found in your closing paperwork or online at Town sq. <https://www.townsq.io/> 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.
- **Do I need permission 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.
- **Is wire fencing allowed in Carriage Trails?** No wire fencing is permitted. Mesh liner in green or black fabric or synthetic material is allowed.
- **Does the developer have any plans to build any playgrounds or recreational facilities in Carriage Trails?** Playgrounds and recreational facilities were never a part of the Development Plan. Once the residents assume control of the owners’ association and are self-sustaining, they can vote to build such playgrounds and/or recreational facilities.
- **What can be done about the excessive speeding through the development? What about putting in stop signs and speed bumps?** 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.

- **My neighbor is using their front porch and side yard for storage.** Per your CCRs, 'No front porch shall be used for the storage of any items except normal porch furniture. No front yard or side yard shall be used for the storage of any item of any kind.' Please respect your neighbors and keep your front and side yards clean.
- **Do I need a trash enclosure and who is our collection company?** Yes, 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. Republic Services is your provider (800-543-1339).
- **Can I have a basketball hoop?** Permanent basketball hoops are permitted. As long as they are stored in the garage while not in use, portable basketball hoops are permitted in the community.
- **Can I put in a swimming pool?** 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.
- **Who do I contact if I need to replace my mailbox?** 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 may require cluster mailboxes.

The majority of questions can be answered by reviewing 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/>