

CATALPA SPRINGS HOMEOWNERS ASSOCIATION

March 2010

Dear Catalpa Springs Homeowners:

The purpose of the Catalpa Springs Homeowners Association Board of Directors is to preserve and improve upon our high standards of living by carrying out the provisions of the Associations' Declarations of Covenants, Conditions and Restrictions, and Bylaws. In order to maintain an aesthetically pleasing neighborhood, promote a safe and cohesive community, and assist in maintaining each homeowner's investment, there must be owners willing to serve as Board members. We can be proud of our neighborhood, and there is certainly a special feeling of accomplishment that comes with serving on the Board.

As you may be aware, each year a position on the Board is open for any Association Member, in good standing, to pursue. If these Board positions are not filled, the governing body of the neighborhood will cease to exist along with the ability to carry out the provisions of the Associations' Declaration of Covenants, Conditions and Restrictions, and Bylaws. As you can imagine, this would be detrimental to each homeowner's investment.

We are in need of thoughtful, responsible homeowners to step up and volunteer to serve on the Board. Our neighborhood has 91 lots. If only half of our Members were willing to serve the prescribed three year term, the individual burden over a period of years would be minimal. At the same time, we would all be able to enjoy the benefits of a well maintained neighborhood for years to come. Please keep in mind that we need homeowners to volunteer for other responsibilities as well.

If you have any interest in volunteering, please contact any of the Board Members listed below.

Sincerely,
Catalpa Springs Homeowner Association

- Dustin Mulligan, President, mulligandustin@insightbb.com
- Lee Archer, Vice President, leearcheratty@yahoo.com
- Craig Mills, Treasurer, Mills_sc@msn.com

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Listed below are some of the Restrictions, of which we are frequently asked. These restrictions are only a portion of the Declaration of Covenants, Conditions, and Restrictions. We strongly recommend the homeowner review the document in its entirety.

- All homeowners are required to contract with the waste removal contractor that has been selected by the Association. Please call Industrial Disposal at 638-9000.
- No exterior antennae, satellite dishes, ect. are permitted unless approved in writing by the Association prior to installation.
- Exterior play equipment to be placed on any lot shall be subject to prior written approval by the Association.
- No structures, temporary or otherwise, such as sheds, outbuildings, trailers, tents, shacks, ect. are permitted on any lot.
- Proper and permanent window coverings are required within 30 days of occupancy.
- No above ground swimming pools are permitted.
- No boats, trailers, motorcycles, campers, inoperable vehicle ect. shall be parked on any lot unless garaged.
- No boats, trailers, or other vehicle, except an operational automobile, shall be parked on any street in the subdivision and no operational automobile shall be parked on any street for more than 24 hours in any calendar year.
- All construction and or landscaping plans must be approved, by the Association, in writing prior to installation.
- No hedge, fence, or wall may be erected, placed, planted, or altered on any lot until construction plans are approved in writing by the Association. Approved fencing shall be maintained to preserve an attractive appearance from the exterior of each lot and shall be of French Gothic style, constructed of Western Red Cedar, which must be retained in its natural finish. If approved, fence height shall be either four (4) or six (6) feet, boards shall be either solid or spaced. If spaced, the spacing between each board shall not exceed two (2) inches. Wire and chain link fences will NOT be approved. Only the rear yard shall be fenced and fence materials may not extend toward the front or street side property line beyond the rear or side wall of the house. No fence shall be constructed or placed on any lot that is contiguous to Pennsylvania Run Road, including lots 1, 2, and 56.
- Mail and paper boxes must be uniform and in accordance with the Associations specifications.
- Each owner is to keep the lot neat and attractive in appearance.

If you have not received a copy of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS please contact the Association, as one will be provided for you.

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