

# CATALPA SPRINGS HOMEOWNERS ASSOCIATION

## January 2010

Dear Catalpa Springs Residents;

The Annual Member Meeting was held in early December. The Board would like to thank the Members that were in attendance for their support. In accordance with the By-Laws the Board position that expired on 12/31/09 was filled through ballot election. Dustin Mulligan was elected.

Industrial Disposal would like us to remind you that all trash needs to be bagged and tied before being deposited into trash cans. This practice will help stop loose litter falling from the can when trash is collected. Industrial Disposal is a solid waste company meaning that they do not pick up liquids. Please abide by these recommendations as it will help keep our neighborhood beautiful and litter free.

Parking on the street is an ongoing problem. The Board takes steps to have snow and ice removed from Neighborhood roads. A vehicle parked on the street hinders this effort and will be subject to being towed at the owner's expense. This is not only against local Ordinance but the Deed Restrictions as well. Parking on lawns as well as parking boats, trailers, motorcycles, campers or inoperable vehicles of any kind that is not garaged is **prohibited** in the Deed Restrictions and is subject to enforcement. In other words, please park on your driveway or in your garage.

The Board continues to receive complaints concerning certain residents not cleaning up after pets. This inaction is disrespectful as well as noncompliant with the Deed Restrictions and local Ordinance. Please see to it that you clean up after your pet and remind other household members to do so as well.

We cannot stress how important it is for all Members to review the Covenants, Conditions and Restrictions **BEFORE** beginning any project as it requires **PRIOR WRITTEN PERMISSION** from the Board. If you need the Deed Restrictions or By-Laws please contact a Board Member or check our website. [http://www.neighborhoodlink.com/Catalpa\\_Springs/home](http://www.neighborhoodlink.com/Catalpa_Springs/home)

Sincerely,  
Catalpa Springs Homeowner Association

- Dustin Mulligan, President, [mulligandustin@insightbb.com](mailto:mulligandustin@insightbb.com)
- Lee Archer, Vice President, [leearcheratty@yahoo.com](mailto:leearcheratty@yahoo.com)
- Craig Mills, Treasurer, [Mills\\_sc@msn.com](mailto: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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