

# At A Glance . . . Cinnamon Hollow Condos - 2020

(Referenced to Declaration, By-Laws, Amendments, and Rules)



- \* Trash and compost pick-up day – Tuesdays; recycling – every other Tuesday
- \* Yard maintenance day–Wednesdays; Yard watering–Tuesdays; Pool cleaned–Thursdays
- \* HOA dues, due by the 1<sup>st</sup>, are **\$255 as of 3/01/2020**; Late fee after the 15th is \$25.
- \* For legal, insurance, real estate documents, financial issues, contact Keith Rogers, at Freestone Management, LLC - 512-306-1414 or [krogers@fsmg.com](mailto:krogers@fsmg.com)
- \* For repairs, complaints, and permission, contact the Homeowners Association (HOA) at [cinnamonhollowaustin@gmail.com](mailto:cinnamonhollowaustin@gmail.com) or Sally Dickson at 512-992-9773 or [skdickson@yahoo.com](mailto:skdickson@yahoo.com) .

## **Owner Responsibilities . . .**

1. The homeowner owns the interior including sheet rock from the studs inward and all elements not beneficial to others in community. (4,9,24,25,26)
2. Homeowners are responsible for the maintenance and repair of their home, including, but not limited to,
  - a. Closets, partitions and walls
  - b. Doors, windows, garage doors, screens, and glass in windows
  - c. Patio area fences, floors/decks, roofs, and plants
  - d. Any changes by previous owners
  - e. Appliances, plumbing and fixtures, electrical wiring and boxes, fixtures and bulbs
  - f. Air conditioning and heating systems and water heaters
  - g. Floors and ceilings
  - h. Gutter installation, cleaning, repairing
3. Extermination of pests, like ants, termites, rodents, reptiles, birds. (HOA pays for exterior building repairs.)
4. **Insurance for interior and personal possessions and liability.**(22)
5. **Share these rules with your renters.**

## **CHHOA Responsibilities . . .**

1. Common areas and essential parts of the building as a whole that are not just for the benefit of the individual homeowner are maintained and repaired by the CHHOA. (6,19,20)
2. These include administration of condos
  - a. The land, trees, shrubbery, common area fences, and landscaping
  - b. Pool and pool area
  - c. Exterior repairs to paint, roofs, siding, and foundations.
  - d. Exterior load-bearing walls
  - e. Exterior walks and driveways
  - f. Exterior property and liability insurance
  - g. Utilities for common area

## **Declaration, By-Laws, Rules Summarized . . .**

1. Owner to notify Board of intent to rent unit and provide copies of these rules to renter. Lease may be terminated if rules are violated. (1st Ad to By-Laws)
2. No personal property on exteriors in the common elements unless approved by Board. (8)
3. No fences, patio covers, windows, doors, external, or landscaping changes unless approved in advance by Board in writing. (31.j and 25.)
4. No resident parking in guest parking spaces on Stoutwood Circle except on an emergency basis of 12 hours or less. (31.m-n)
5. No parking along inner driveway that runs parallel to Buffalo Pass. (31.m-n)
6. Homes are to be used as residences only, not for other purposes. (31-a)
7. Non-payment of dues or assessments can result in a judgment and a lien on the property and ultimate foreclosure. (16,17)
8. No boat, trailer, truck (except pickup), camper, or motor home, except in garages. (31.l)
9. No unlawful activities, including disturbing the peace. (31.e)
10. No large animals; dogs kept on a leash. (31.f)
11. No signs or posters on the exterior, except with Board approval. (31.d)
12. No discharge of firearms, fireworks. (31.k)
13. No trash or recycling containers on common grounds except in proper containers on pick-up days. (31.c)
14. No major external alteration or internal subdivision of a unit. (9 and 31.b)
15. No short-term rentals. (2<sup>nd</sup> Amend to By-Laws)

## **Small Courtesies & Board Rules . .**

1. Personal property on common grounds requires Board approval.
2. Dog owners pick up dog feces & use a leash.
3. Keep garage doors closed.
4. No swimming after midnight and no children without adult present. (Insurance Rules)
5. No glass containers in the pool area
6. No dogs in the pool area
7. Limit pool guests to 4; notify all of party in advance.
8. Residents must accompany guests to pool.
9. No garage sales unless board authorized.
10. No driving or parking on the grass due to irrigation heads and pipes.