



## *Commons at Clifton Mill*

### *2011 Spring/Summer Reminders*

*The Commons at Clifton Mill would like to extend a warm welcome to all of our new homeowners that have recently moved into the community. We hope that you enjoy living in a community where we all take great pride in creating an environment that we can all be proud of.*

#### **Site Visits**

The Management Company will be doing site visits/inspections to ensure properties are being maintained in accordance with the guidelines for the community. A reminder of required maintenance will be sent to residents that are not in compliance.

#### **Annual Fence and Deck Maintenance**

Now that the good weather has arrived, it's time to perform the annual fence and deck maintenance. Maintaining fences and decks plays an important part in preserving the aesthetics of our community and preserving the value of our homes.

- All fences/decks must be in good repair and free of discoloration and mildew.
- All fences and decks are to be pressure washed on a yearly or bi-yearly basis.
- All fences and decks are to be stained as per the regulations.
- Homeowners may complete the pressure washing and staining themselves, or hire a professional to complete the required maintenance.
- **All fences and decks will be required to be pressure washed, stripped and stained (if needed) by July 10<sup>th</sup>. Homeowners who do not comply will be subject to a fine of \$25/day, each day after July 15<sup>th</sup> until the fence/deck is brought into compliance.**
- The Community Board of Directors will be conducting a walk through of the community along with management to ensure that each homeowner has complied with the annual fence and deck maintenance.

#### **Exterior Trim, Front Door Maintenance and Windows**

Homeowners are responsible to ensure the exterior of their home is maintained. This includes the wood trim around your doorway, windows, and garage door(s). It also includes your front porch columns and door. The Management performs periodic walk-throughs and inspections to ensure the community standard is upheld. If a homeowner does not maintain the exterior of their residence, they will be subject to fines as mentioned above (see Fence/Deck maintenance).

Front door and trim paint colors are MAB brand. Please be sure to use the appropriate paint color for your section. The color codes are as follows:

Bradberry 436  
Concord Blue 573

Ebony Green 660  
English Brown 714

White Trim for all sections – Sea Shore Exterior White/Pastel Base 024-1504

Roof Color: Weathered Gray, GAF Brand

Siding Color: Sandstone vinyl, Alcoa Brand

**PLEASE BE SURE TO REFER TO THE “BLANKET EXTERIOR GUIDELINES” BEFORE MAKING ANY CHANGES/ IMPROVEMENTS AND SUBMIT AN EXTERIOR CHANGE FORM FOR APPROVAL PRIOR TO ANY EXTERIOR CHANGES MADE.**

**PLEASE CONTACT TINA NORMAN JOHNSON (COMMUNITY MANAGEMENT SERVICES GROUP INC) AT (856) 802-1055 x114 FOR A COPY OF THE GUIDELINES OR ECO'S.**

### **Garbage and Recyclables**

Please ensure that all garbage and recyclables are placed outside in accordance to the scheduled pickups. (Garbage is picked up every Tuesday and Recyclables are picked up every other Monday). Please do not deposit trash or recyclables outside until after 6:00PM the day before collection. Please be sure all trash bags and recycle containers/items are tightly sealed and secured to prevent having trash be strewn throughout the community by wind. Also, please breakdown all cardboard, and if necessary, have it tied together to keep the wind from blowing the cardboard throughout the community. Fines will be incurred if these guideline are not adhered to.

### **Animal Waste & Leash Guidelines**

Please be sure to pick up after all pets. In accordance with state law, please ensure all dogs are kept on a leash. This will ensure the safety of residents as well as the pets themselves.

### **Common Grounds**

***Please make sure that nothing is placed in the commons grounds that can interfere with the lawn maintenance: i.e. toys, horse shoes, basketball stations, chairs, benches & planters, etc...***