



Clifton Mill Community Association 2009 Spring/Summer Reminders



In order to maintain the aesthetics of the community and your property values, we would like to remind you of the following:

Site Visits

The management company will be doing site visits to ensure properties are being maintained in accordance with the guidelines for the community. A reminder will be sent to residents that are not in compliance.

Modifications/Landscaping

Modification / Exterior Change Application Forms (ECO) must be filled out and submitted to the Management Office. (Enclosed)

ALL exterior changes to your property must have approval by the Architectural Review Committee/Board prior to work commencement and all proper permits must be received by the Township.

Please ensure that when you are having work done that supplies/equipment do not obstruct traffic or become a hazard.

Lawn Care Maintenance

Items that need to be performed on a regular basis: Mowing, Weeding & Edging

- Lawns are to be kept neat, relatively free from insects, weeds and have a uniformly green appearance.
- Grass cuttings shall be picked up and disposed of legally. No grass clippings are to be dumped into the common areas. Grass cuttings shall not be blown onto the street or pavement areas. Lawn areas adjacent to curbs, trees, mailboxes and other site elements shall be trimmed at the time of mowing.

Trees and shrubs shall be:

- Pruned to maintain a neat appearance, eliminating dead or broken branches

Trees and shrub beds shall be:

- Maintained with mulch, edged and free from weeds.

Trash cans/receptacles should not be stored in front of or seen from the property. Additionally, please secure trash/recyclables to avoid blowing over.

Trash and grass clippings should not be placed curbside before 5:00 pm the day before collection day.

ABSOLUTELY NO DUMPING IN WETLANDS OR WETLANDS TRANSITION AREA AND COMMON AREAS!!!





Home Maintenance



Please take the time to walk around your home and inspect for any needed maintenance:



Roof shingles that are missing from front and back of roof must be replaced.



Mold must be power washed from vinyl siding and exterior of home.



Check doors, door trim, window panels & trim, vents, circular vents, half moons for painting.



Fireplaces – it is recommended that you have a professional chimney sweep on an annual basis.



Dryer Vents need to be cleaned on an annual basis to avoid a potential fire hazard.



Please check all exterior vents for birds nest and it is recommended that vent covers be placed on them once they have been thoroughly cleaned.



PLEASE NOTE:



No parking or storage of commercial vehicles, trailers, boats, campers, recreational vehicles are permitted.



At an Open Board of Directors meeting a rule regarding Portable Basketball Stations/Units was established as follows:



- a) **Portable/temporary backboards are highly preferred.**
- b) **The location of the portable units for use should be determined with strong emphasis on child safety.**
- c) **No portable units will be allowed in the street, sidewalk, island or curb at any time.**
- d) **The portable units may be placed on the driveway of homes located on through streets for use at least 10 feet from the street and the property line of any adjoining lot.**
- e) **The portable units may be placed on the driveway for use at least two (2) feet from the street on any home immediately around the island of any Cul-de-Sac/Court.**
- f) **No use of these portable units will be allowed before 8:30 am and after 9:00 pm or dark.**



These guidelines were sent to all residents. Please comply with the rules and regulations immediately for the safety of all.



Pets



Be a responsible pet owner by cleaning up after your animals, USE PET WASTE STATIONS!



Dogs/Cats must be leashed; prolonged and excessive dog barking is not permitted.



Thank you. Board of Directors.



Questions, please contact the Property Manager -Tina Norman at (856) 802-1055, ext. 114

