

WELCOME TO THE VILLAS AT PRESIDENTS ROW

Helpful Hints:

It is important to obtain, read and retain a copy of the Bylaws and Regulations along with the latest version of the Community Rules and Regulations. We all chose the Villas because of its charm, friendliness, amenities and seasonal beauty. The Bylaws allow us to maintain this atmosphere. The Association Trustees strictly enforce these Bylaws for the benefit of all.

These hints are only an aid to understanding some of the Bylaws which remains the governing document for the Villas.

ASSOCIATION MAINTENANCE FEES (HOA Fees) – Fees are due on or before the 1st of each month. To avoid late fees and/or interest, please pay on time. Payment may be mailed (1067 Jefferson St., Medina, 44256) or placed in the locked file cabinet slot in the Clubhouse Library room. Checks are to be made payable to: Villas at President's Row Condo Association.

The HOA fees include payment of WATER, SEWER, TRASH COLLECTION, SNOW REMOVAL AND ROUTINE GRASS CUTTING. Also included is property, casualty, and liability insurance for the outside structure and common areas.

INSURANCE – Homeowners should purchase property, casualty and liability insurance for the inside of your unit and its contents (your possessions). Notify your insurance company that coverage should be considered "skin in".

CLUBHOUSE – The Clubhouse is available to rent by our owners for a very small refundable deposit. It is the sole responsibility of the resident to clean up after it use (deposit will be returned). A Villas resident **MUST** be present during the rental event.

Library Room – HOA fees can be left in the locked cabinet. Library books are available at no charge, feel free to borrow or donate a book at any time.

POOL – The pool is heated and available to all owners/renters and up to five (5) guests per unit. **Guest must be accompanied by the owner/renter at all times.** Your Clubhouse key is needed to open the pool area gate. No one under 18 years old is allowed in the pool area without an adult owner/renter. Pool area and water quality are maintained by the Association. **ALL POOL RULES APPLY TO EVERYONE! THERE ARE NO LIFEGUARDS – YOU ASSUME ALL RISK FOR POOL USE! Please be careful and polite...**

COMMON AREAS – Available to all residents for their enjoyment.

RUBBISH/GARBAGE – Pickup is early each Tuesday morning (Wednesday if Monday is a holiday). **Rubbish may be put out for collection the evening before, AFTER 5:00 p.m.** Look for pickup areas around the inner circle or ask any Trustee.

LANDSCAPING & GRASS CUTTING – Included in the HOA fees. Owners/renters maintain the inside of your patio area. Planting is allowed.

SNOW REMOVAL – Included in the HOA fees. Streets and driveways are plowed. Sidewalks are shoveled up to the patio gate. Walk and driveway de-icing is to the owner/renter's responsibility. (Association will shovel to the front door if there is a clear path, gate open or no gate.

BUILDING MAINTENANCE – The Association maintains the outside of the buildings (except **PATIOS, WINDOWS, AND DOORS.**)

Owners/renters maintain patios, windows, doors including garage doors, inside structure, utilities (except for water, sewer and garbage) and furnishings.

PARKING – Guest parking is available on a limited basis near each building and in front of the Clubhouse. These spaces are provided for guests. They are to be shared by guests of all the neighbors in your building and those in nearby buildings. Residents are advised to park in their garage or concrete driveway. Street parking is NOT permitted. Violators will be towed at their own expense.

BACK GATE – Your Clubhouse key opens the pedestrian gates in the back fence to provide convenient access to stores and restaurants nearby. The gate **MUST BE LOCKED** after entering and exiting.

SOCIAL EVENTS – Events are scheduled throughout the year for the purpose of getting together and visiting with your neighbors. Dime Bingo is held on a regular basis. Special events such as a holiday party, summer cookout, potluck dinner, etc. may have associated costs and these costs will be shared by those attending the event – NOT by the Association.

BOARD OF TRUSTEES – Meeting dates are posted in the Clubhouse and on mailbox stands. We are a self-managed community. All Trustees and Officers are unpaid **volunteers** who are interested in serving our community. Please feel free to contact any Trustee with ideas, questions, or concerns. If you wish to serve on the board, volunteer your time or skill, please contact a Trustee. All owners/renters are welcome and encourage to attend Board meetings to keep informed of any updates within the community.