

WELCOME from the Homeowner's Associations



**NEW ALBANY
COUNTRY CLUB**
Community Association

**NEW ALBANY
COMMUNITIES**
— Master Association —

Dear New Homeowner,

The Homeowners Association community websites can be located at:

- ▶ New Albany Communities Master HOA: www.nacmhoa.org
- ▶ New Albany Country Club Community HOA: www.naccchoa.org

Valuable information can be referenced, such as:

- Declaration of Covenants, Conditions, Restrictions & Easements
- Code of Regulations & Board of Trustees Members
- Architectural Review Committee & Submission Process Details

Note, All exterior modifications have to be submitted for review by the ARC, please reference your section's design guidelines at <http://www.naccchoa.org/plat-design-guidelines> and be sure to submit any exterior project for review

- Mailbox & Yard Light Maintenance Information
- Assessment Calculations & Fee Amounts

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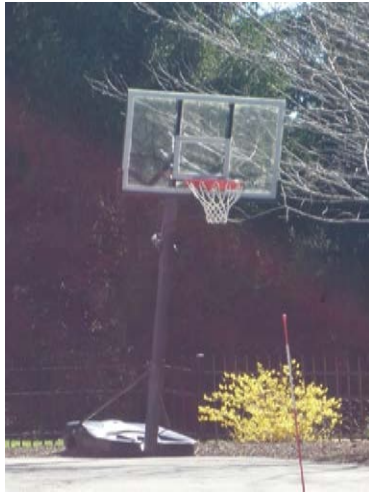
8000 Walton Parkway, Suite 250 / New Albany, OH 43054 / 614 939 8600 ohioequities.com

Basketball Hoops



Non-Compliant Example

Portable basketball hoops are not permitted to be stored outside. They may be stored in a garage, pulled out for immediate use, then immediately returned to the garage when no longer in use.



Non-Compliant Example

Permanent basketball hoops must be screened and softened with evergreen screening.



Non-Compliant Example

Basketball hoops must be maintained (no peeling paint, dirty or aged backboards, torn nets, etc.)



Compliant Example

Permanent, well maintained, evergreen screening, etc.



Garage Screening



Non-Compliant Example

Evergreen garage screening must be 6' tall (not counting the lead) and touching at the time of planting.



Non-Compliant Example

Evergreen garage screening must be 6' tall (not counting the lead) and touching at the time of planting.



(Right Shorter Evergreens)



Non-Compliant Example

No screening at all.



Compliant Example

Evergreen, touching, at least 6' tall, spans all the garage doors.



Unapproved Hardscape



Non-Compliant Example

Concrete pavers are not permitted for upright features (walls, piers, firepits, etc.)



Non-Compliant Example

Concrete pavers are not permitted for upright features (walls, piers, firepits, etc.)



Satellite Dishes



Non-Compliant Example

Satellite dishes should be on the side or rear of the home and fully screened with evergreens.



Non-Compliant Example

Satellite dishes are not to be on the roof.



Utility Screening



Non-Compliant Example

No evergreen screening at all. Should be fully screened from street and neighboring views.



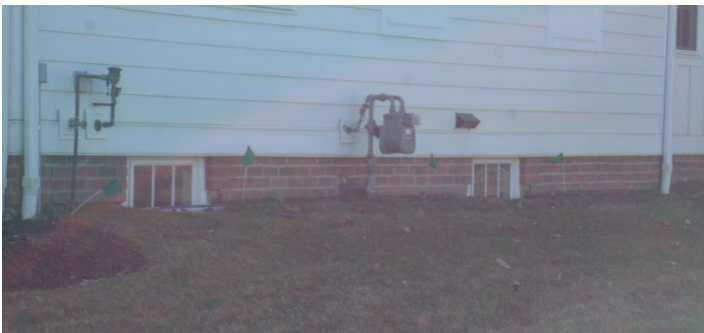
Non-Compliant Example

No evergreen screening at all. Should be fully screened from street and neighboring views.



Non-Compliant Example

No evergreen screening at all. Should be fully screened from street and neighboring views.



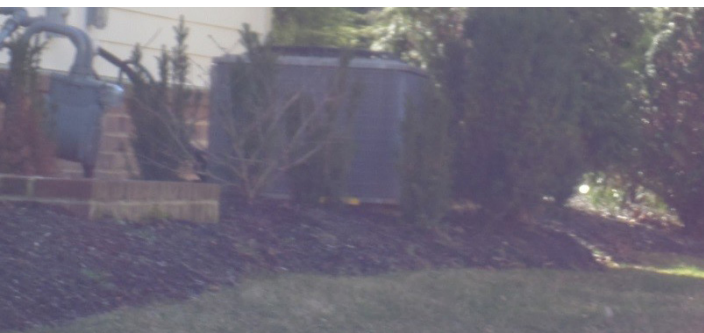
Non-Compliant Example

No evergreen screening at all. Should be fully screened from street and neighboring views.



Non-Compliant Example

Evergreen screening present, but insufficient. Should be taller and touching at the time of planting.



Compliant Example

Yes, there is a large utility item behind there. Evergreen, touching, sufficiently tall so as to fully screen.



Yard Lights



Non-Compliant Example

The bulb in this fixture is inappropriate. Also, the internal hurricane globe is missing.



Non-Compliant Example

The bulb in this fixture is inappropriate. Also, the internal hurricane globe is missing.



Non-Compliant Example

This fixture is in need of maintenance (cleaning)



Compliant Example

Correct fixture, clean, hurricane globe present, approved bulb.



Approved Bulb: GE LED soft white (2700k), 500 lumens, 60w replacement (6.5w) bent tip decorative (clear finish), medium base. These can be found at Home Depot.

Panes of Glass: Gahanna Hardware (take one in to be matched)

Hurricane Globe: Ohio Equities (we can help identify which size you need and provide it).

Please use the same bulb in all exterior lighting fixtures for lighting consistency.

Play Equipment



Non-Compliant Example

Not maintained (peeling paint). Not screened with evergreens from street and neighboring views.



Non-Compliant Example

Not screened with evergreens from street and neighboring views. Preferably this structure should be dark green, black or dark brown (not blue).



Non-Compliant Example

Portable play equipment cannot be stored in view of street or neighbors. Must be stored indoors when not in use.



Non-Compliant Example

Not screened with evergreens from street and neighboring views.



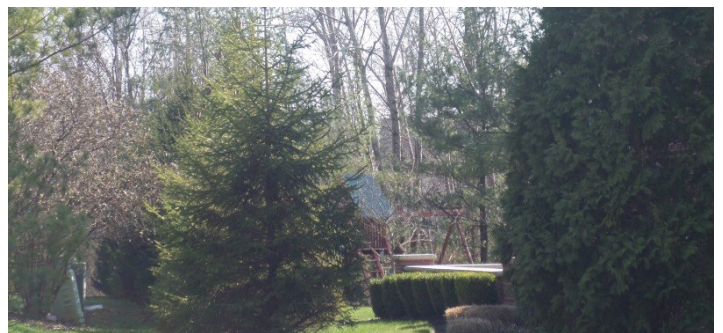
Compliant Example

Yes there is a large playset behind these evergreens.



Compliant Example

Yes there is a large playset in this rear yard.



Various Outdoor Items



Non-Compliant Example

Trash/Recycling receptacles are not to be stored in view of street or neighbors. They must be stored indoors or screened from street and neighboring views.



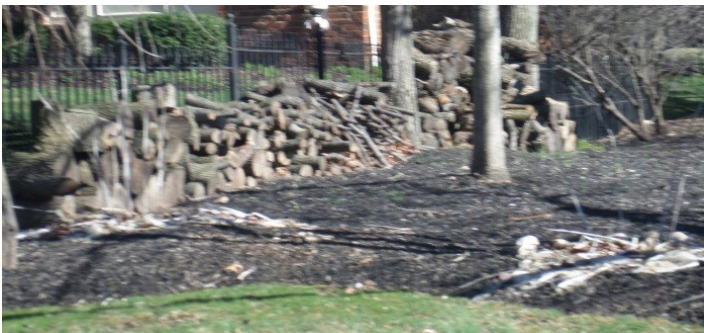
Compliant Example

This is a great example of a wall screening. Similar screening can be accomplished with evergreens.



Non-Compliant Example

Random and/or disorderly stacks of wood cannot be in view of street or neighbors.



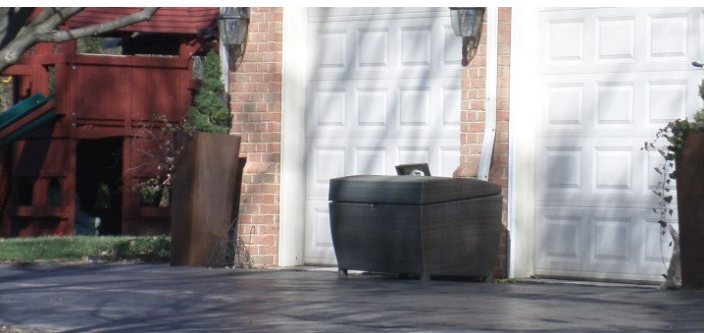
Compliant Example

Firewood should be stored indoors OR neatly in a black or dark brown rack. If outdoors, said rack should be located on back patio or out of view of street and neighbors



Non-Compliant Example

Random items (such as this storage console) should not be kept in view of street.



Non-Compliant Example

Multi-colored planters are not permitted in view of street. A few modest dark colored (aged copper, dark brown, black) planters are permitted in view of street.



What is the Compliance Process?

The compliance process is fairly simple:

1. A compliance violation is identified by one of two means:

- ▶ Regular compliance inspection by the management company and/or ARC.
- ▶ Reported to the management company by a neighbor.

2. A Friendly Reminder letter is mailed.

- ▶ The Friendly Reminder is mailed to the “billing address” that the management company has on file. This is typically the property address unless the homeowner has provided instructions otherwise.
- ▶ The time frame in which the remedy needs to be made will be included. This varies depending on the type of violation. It can be as few as 3 days or up to 14 days.
- ▶ If you need more time in order to remedy said violation, please email the arc (arc@naccchoa.org) to request additional time.
- ▶ Once the violation has been remedied, please email the arc (arc@naccchoa.org) notifying them of the remedy. This email should include the property address and the violation description that was remedied.

If the ARC is not contacted for either more time or with a remedy notice as defined above, then the process continues.

3. A Final Notice letter is mailed.

- ▶ The Final Notice is mailed to the “billing address” that the management company has on file. This is typically the property address unless the homeowner has provided instructions otherwise.
- ▶ The time frame in which the remedy needs to be made will be included. This varies depending on the type of violation. It can be as few as 3 days or up to 14 days.
- ▶ If you need more time in order to remedy said violation, please email the arc (arc@naccchoa.org) to request additional time.
- ▶ Once the violation has been remedied, please email the arc (arc@naccchoa.org) notifying them of the remedy. This email should include the property address and the violation description that was remedied.

If the ARC is not contacted for either more time or with a remedy notice as defined above, then the process continues.

4. One of two paths can be taken at this stage of non-compliance:

▶ Monthly fines begin.

- Monthly fines in the amount of \$100.00 will be assessed to the homeowner’s account. These fines will continue until the violation is remedied and the ARC is notified in writing as defined above.

▶ The Association remedies the violation and bills the homeowner back for the cost of said remedy.

Mailbox and Yard Light Program

In 2016 the NACCCA instituted a new program in which the Association would assume responsibility for the maintenance of mailboxes and yard light post painting. This program entails the following:

- ▶ NACCCA will refurbish and/or replace mailboxes for regular wear and tear.
- ▶ NACCCA will paint the standard yard light posts.
- ▶ These maintenance items will be handled via a 4 year rotational cycle.
- ▶ The mailbox refurbishing and/or replacement responsibilities along with yard light post painting does not extend to damaged items. Damaged items will remain the responsibility of the homeowner.

More program details can be found on the association website via the QR Code Provided:



Signage



All builder, realtor and for sale by owner signage is standardized and very specific. Details can be found on the association website (QR code above)

Some of the specifications defined are as follows:

- ▶ Content (by type of sign)
- ▶ Required vendor source
- ▶ Color, material, size, style
- ▶ Installation methods
- ▶ Finial style

Please review these in detail as there are many violations community wide

Questions?
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