

Community Information

Contractors

The community's website (tvillas.org) lists some of the contractors who have done work in the community for unit owners or who are recommended by certain suppliers. The Executive Board accepts no responsibility for the quality of the contractor's work and this list is offered as guidance only and without endorsement.

Advise the management company if you have a preferred contractor whose name you would like added to the list.

Mail Boxes

The cluster mail boxes throughout the community are the property of the United States Postal Service. They shall not be defaced, damaged or obstructed. No notices of any kind may be attached to any surface of the cluster box for any reason. The community is responsible for clearing the snow from around the mail boxes to aid the mail carrier deliver the mail and for residents to collect their mail.

Miscellaneous Modifications

Any desired change to the external appearance of a unit which is architectural in nature and is not covered by these Rules and Regulations must be submitted using an Architectural Review Request for approval. If this change also includes an aspect of landscaping you must submit an additional Review Request marked as "Landscaping". These requests will be reviewed separately by the appropriate committees and presented to the Executive Board for approval.

Parking

There are parking restrictions within the community. The community's website contains the details of where parking is not permitted, especially for the dropping off and picking up of children for the school buses.

Normal local, state and federal laws apply to No Parking close to a fire hydrant under any circumstances.

The small and the large parking lots in the community on Prospect Circle are mainly for the convenience and use by visitors and not for the regular long term parking use of residents. They can be used when Prospect Circle and Fairmount Court have to be free of vehicles for snow clearing.

Lamp Posts

Post lights are managed and maintained by the community. No modifications of any sort are permitted and only the lamp post pole itself can be decorated.

Any failure of the light or sensor or damage to the glass, lantern or post should be reported to the management company.

Screens have been fitted to the lantern to prevent the nesting of birds. Unit owners are asked to periodically inspect that the screen is still in place and no nests have been made in the lantern. Nests can cause fires and serious damage to the post light.

Residents may not switch off the electrical power to the post light on their electrical panel unless so advised by the management company for maintenance or repair purposes.

Residents may not replace the light bulb. This is a special light bulb. Please call the management company to report a fault.

The front face of the lantern contains the unit street address number in a uniform manner throughout the community for public safety reasons. If this number is missing or in any way damaged, please report this to the management company.

[Separately, your house number is also attached by the front door. If these brass numerals are tarnished you may replace them with equal size numbers of another material/color, black, as long as they are clearly visible from the street. The position should not be changed.]

Suppliers

- a. A list of suppliers of particular services to the community is maintained on the community's website (tvillas.org).
- b. The posting of this list is intended to be helpful to the unit owners but the Executive Board and the Architectural Review Committee do not in any way warrant the quality of the service or supplies.
- c. Unit owners are encouraged to submit to the management company any additional names of contractors and suppliers whose services they recommend.

Note

Unit owners are strongly encouraged to informally discuss any proposed project they may wish to undertake with the Architectural Review Committee and, if necessary, the Executive Board. This process is best started with the submission of an Architectural Review Request marked "For Exploratory Consultation Purposes Only". Following such an informal discussion, a normal Architectural Review Request can be submitted, reflecting any greater understanding and requirements of the intended project, if necessary.