



Decks:

Deck life expectancy is 30 years

Residents are responsible for power washing and painting their deck every 3 years to preserve materials.

If the deck is properly maintained by the owner and needs to be fixed, HOA will cover the cost of repairs.

HOA is responsible for the deck size 10' x 10'. The cost may vary based on the market price of the materials.

- Cost covered by HOA does not cover the painting of the deck.
- Residents must paint the deck or can hire someone at their own expense.
- All decks should be painted in the same color. Please refer to the paint# on Deep Run Web Site

Deck size Extension:

- All decks should be built identical in the design
- The deck cannot be extended more than 2 feet to the front and cannot exceed the size of your unit in width (with the exception to the corner unit, allowing the deck to be built over the corner)
- The price must be discussed and agreed on between the vendor and unit owner
- Unit owner is responsible for the cost of the extension, which must be paid directly to the vendor. There will be no installment payments with the HOA

No open fire is permitted on the deck and within 10ft from the deck.

Stoops:

Depending on the stoops' condition, the stoops can be fixed or fully replaced.

Stoops should be built identical since we are a condominium and must maintain a similar appearance from the outside.

The vendor will perform the estimate and provide the quote for repairs and new stoops. The vendor will also inform both the owner and the board what is the best route to take

Stoop Replacement:

- Board is responsible for up to \$1,000 towards new stoops
- Unit owner is responsible for the rest of the payment to be provided directly to the vendor
- No installment payments will be provided by HOA
- Stoop Fixes:
 - HOA is responsible for fixing the stoops where possible
 - If the fix will exceed \$1,000 the owner will not be eligible for the \$1,000 toward the new stoops when he finally decides to change it

Siding:

- Siding was replaced in 2016
- HOA **is not** responsible for the power washing of the units but can assist in finding a better price if a group of owners wants to do it
- Residents **cannot** attach anything to the siding



Landscaping:

- HOA is responsible for the landscaping of all common property
- Residents are responsible for taking care of the property in front and the back of their units (6 feet).
- Residents can plant flowers, bushes or grow vegetables if they desire
- Residents cannot plant trees close to their property not to damage the foundation
- Residents can plant trees on common property. The association will reimburse up to \$150 per tree (limited to 2 trees). Board approval is required.

Parking:

Parking on Association property is a privilege enjoyed by Association Members in good standing. If a unit owner is delinquent in the payment of any assessment to the association for more than sixty (60) days, the unit owners and any tenants residing in the unit shall have their parking privileges revoked and the unit owner and/or tenant shall not be entitled to park on Association property.

The Association shall tow the vehicle of a unit owner and/or tenant where the unit owner is delinquent in the payment of any assessment to the Association for more than sixty (60) days. Notwithstanding the above, the Association may exercise all rights and remedies available by law, inequity, and/or pursuit to the Governing Documents.

- Each unit has 2 assigned parking spots and owners cannot park on the road
- **No parking on Deep Run Drive.**
- There are visitors parking in each court that can be used when required
- All vehicles must be registered with the Property Management Office.
- No vehicle may be parked in the same space for more than five consecutive days.
- No commercial vehicles, mobile homes, boats, or trailers may be parked on Association Property.
- No unregistered vehicles may be parked on Association Property.
- Unregistered and/or non-compliant vehicles will be towed at the owner's expense in accordance with the current Towing Resolution.

Garbage:

- Garbage is being picked up 2 times a week (Tuesday and Friday)
- No garbage should be left outside of the dumpsters. Use the **GREEN** (regular) dumpster if the **BROWN** (Recycling) dumpster is full.
- **Do not park** your car next to the dumpster during the pickup days. Containers **will not** be emptied if there is no clear access
- Residents **must** cut the boxes of break large objects before placing them in the dumpsters
- **Do not** take out the furniture or appliances until the night before garbage pickup
- Resident must order a container if any major renovations are performed in the house and **not use** regular dumpsters for construction-related garbage
- Bulk pickup service is on Wednesdays and Saturdays. Put your items on the ground **next to, or behind**, and not in front of, or on top of the **BROWN** (Recycling) dumpster
- **Do not put** Styrofoam packing material in the **BROWN** (Recycling) dumpster
- **Do not put** food containers and pizza boxes into the **BROWN** (Recycling) dumpster, instead, use the **GREEN** (regular) dumpster.
- Only plastics labeled #1 and #2 are recyclable. **Do not put** other kinds of plastic into the **BROWN** (Recycling) dumpster, instead, use the **GREEN** (regular) dumpster.
- **Do not put** plastic bags of any kind into the **BROWN** (Recycling) dumpster, instead use the **GREEN** (regular) dumpster.



Roofs:

- All roofs in the development are new
- Roof life expectancy is 20 years

Chimney and Dryer Went:

- Fireplace, Chimney (regardless of the type of the fireplace), and Dryer Went should be inspected every 2 years.
- Fireplaces in non-working / hazardous condition must be closed or replaced.
- The homeowners have the right to order a second opinion inspection.

Board election eligibility requirements:

- People who own a house for more than 2 years
- People who have been living in the development last 2 years
- People in good standing with no outstanding balance

Pool:

- Children under 12 years old must be accompanied by an adult 21 years or older
- No running or diving
- No glass bottles or containers
- Inflatable floatation devices, including inner tubes, life jackets, and water wings are NOT permitted
- All homeowners must sign in when entering the pool area
- Capacity at the pool still should be not more than 35 people at a time
- Guests must be accompanied by the homeowner at all times
- No more than 2 guests per family at the same time
- If there are more than 35 people at the pool, guests will be asked to leave
- Pets are not allowed in the pool area or tied to the fence
- Residents and guests must clean up and discard their trash before leaving the pool area
- Pool Ambassadors are to help the lifeguard to maintain order at the pool and pool area
- Homeowners and guests must listen to and obey the lifeguard on duty and pool ambassador(s)
- The lifeguard will remove anyone from the pool or pool area if the rules are not followed.
- Pool is open 11:00 AM – 3:00 PM and 3:30 PM – 7:00 PM
- There is 15 minutes break at the end of each hour. No one should be in the pool during those breaks
- Pool Ambassadors are to help the lifeguard to maintain order at the pool and pool area.
- Private pool parties are currently not permitted. The only allowed pool parties are those which are organized by the Association
- Lost pool key fob replacement fee is \$25

Pets

- All pets must be licensed. The license must be submitted within the Census form.
- Dogs must be on a leash all the time when outside of the unit.
- It is a dog owner's responsibility to curb after their dog(s)
- No dogs should be left unattended outside of the units



Snow Removal:

- Managing the cost of snow removal is everybody's responsibility.
- The components of snow removal are:
 - Insurance
 - Equipment fuel and maintenance
 - Cost of Labor
 - Salt and Snow Melt chemicals
- Snow Melt is stored in blue buckets located at each mailbox station within a Court. The snowmelt is to be used on the steps and walks to your home. You should obtain a smaller container to transport the material to your entry. The salt pails are not to be removed from their storage location.
- Our snow removal contractor maintains a three-foot safe working distance to a parked vehicle. Salt application is hindered, and more time is spent plowing snow if there are vehicles preventing snow removal operations.
- Melting snow produces water that requires a clear path to a storm drain. The storm drains are maintained as part of the snow removal operation and therefore cannot be blocked by a parked vehicle.
- Deep Run Drive is a private road that must be kept open for emergency service vehicles. Access to the OBMUA sewage pumping station is a 7x24x365 day requirement. Under no circumstances shall any vehicle be parked at or near the entrance to the pumping station.
- SNOW EMERGENCY RULES
 - No Vehicle shall be parked on Deep Run Drive during snow removal operations.
 - At no time should any vehicle park within 20 feet of the entrance to any Court.
 - No Vehicle shall park a vehicle in such a manner as to block the flow of water into a storm drain.
- Your cooperation during snow removal operations is required to complete the operation in a timely manner. To that end, be prepared to move and remove snow from your vehicle when directed by the snow removal crew. You can return your vehicle to your assigned parking space after the court has been cleared.

Other:

- The front of the units must be kept clean and nice by the homeowners.
- All workorder requests must be submitted via the website (<https://deeprunhoa.org/work-order-request>)