

PLEASANT VIEW VILLAGE HOMEOWNERS ASSOCIATION

FAQ'S

What is the Pleasant View Village Homeowners Association?

The Pleasant View Village Homeowners Association (HOA) is comprised of the owners of residential property in Pleasant View Village (Community). The commercial portion of the Village is completely separate and operates its own association. For additional information on HOA membership and voting rights, see Article III of the Bylaws & Restrictive Covenants.

How do I become a member of the HOA?

Owners of property in the Community are automatically members of the HOA. If you have not yet received a Welcome Packet, one can be downloaded from the HOA website, PVVillageHOA.com.

Who manages the HOA?

The HOA's Board of Directors (Board) is comprised of volunteer members. The Board governs the HOA and oversees the property management company and other vendors. The property management company provides operational services including, but not limited to, dues collection, bill payment, enforcement of Community rules & regulations, financial statement preparation, taxes and annual filings. The Board approves annual budgets and reviews the applicable financial statements and related documentation.

Where do I find out more information about the HOA?

HOA information including the Community's Bylaws & Restrictive Covenants, documents, forms, news and updates, and contact information are included on the HOA's website, PVVillageHOA.com

How are my monthly HOA dues calculated?

Monthly dues are currently calculated as follow:

- \$ 1.95 per linear frontage foot
- \$ 8.00 flat fee property management fee
- \$20.00 flat fee common property fee
- \$20.00 flat fee garbage/utility fee

Example: Monthly dues for a 30-foot lot

Flat fee per linear foot ($\$1.95 * 30 \text{ ft}$)	\$ 58.50
Property Management fee	\$ 8.00
Common Property fee	\$ 20.00
Garbage/Utility fee	<u>\$ 20.00</u>
Total Monthly Dues	\$106.50

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What are my payment options for dues?

Dues are collected by the property management company and can be remitted via email, online or automatic payment deduction. See the link on the website page for the property management company to obtain detailed information regarding payment options.

What are my dues used for?

HOA dues are used to pay for the following services including, but not limited to:

- Landscaping and maintenance of common areas in the Community (dog parks, amenity park and commercial area island)
- Landscaping maintenance service of specified areas of each residence (see Landscaping Policy)
- Garbage collection for all completed residences
- Street light service and repairs
- Property management company service fee
- Community events
- Reserve fund for maintenance and repair projects

For additional detail, the financial statements and annual budget prepared by the property management company are available for members to download from the HOA's website.

None of the dues collected for the residential section of the Community are used for expenses related to the commercial section of the Village. The commercial HOA operates completely separately.

Who should I contact with questions, concerns or problems?

The management company representative can assist with questions and concerns including, but not limited to, the following:

- Dues
- Landscaping
- Street lamp outages and issues
- Amenities and common areas
- Garbage collection
- Issues with neighbors (excessive noise, pet management, etc)
- Rules and regulations violations
- Parking concerns

The management company will keep the Board informed and request approval and input as needed.

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Who is responsible for maintenance and painting of my home?

Homeowners are fully responsible for interior and exterior maintenance of their property. The HOA fees include landscaping services as specified in the Landscaping Policy. See *PVVillageHOA.com* for Landscaping Policy. Any revisions to the property including painting the home a new color must be approved in advance by the ADRC.

What is the ADRC?

The ADRC stands for Architecture and Design Review Committee. The ADRC is comprised of volunteer HOA members appointed by the HOA's Board of Directors. The ADRC is responsible for reviewing and approving all proposed new homes and any changes to existing homes including painting, renovating exteriors, fencing and landscaping. For detailed information on the ADRC guidelines, review process and related documents see the ADRC page of the Community's website.

What are the rules regarding making changes to my home such as painting or adding a fence?

All changes to the exterior of a home in the Community must be reviewed and approved by the ADRC. A form, available on the website, must be completed and submitted to the ADRC for review. The ADRC has 60 days in which to review and grant or deny approval. See the ADRC page of the HOA's website to download the form and related instructions.

May I have pets in the Community?

Pets are allowed in the Community in accordance with the Community's Bylaws & Restrictive Covenants, Article VI, Section 16.

Please note that owners are responsible for pets and should ensure proper clean-up when walking through the neighborhood. Additionally, property owners and/or tenants who fail to clean up pet debris in the yard space will be sent notice and fined as necessary. Property owners are responsible to ensure tenants follow the applicable rules and regulations.

What are rules regarding vehicles and parking in the Community?

The vehicle policy is stated in the Community's Bylaws & Restrictive Covenants Article VI, Section 12. For ease of review, this regulation is available to download from the documents section of the website, see Parking Policy.

Resident and tenant vehicle information is to be maintained on file with the property management company (see www.PVVillageHOA.com/Documents for the Vehicle Information Form)

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Who handles garbage collection?

Garbage is collected in the Community on Fridays or the designated alternate schedule for holidays. The HOA contracts with the garbage collection service and fees are paid from the HOA dues. Rules regarding garbage, debris and trash are outlined in the Community's Bylaws & Restrictive Covenants Article VI, Section 15. Please note that the management company will contact the garbage collection provider to deliver trash cans for new residents.

What are the rules of the Community playground and basketball court?

Only Community property owners, residents and their guests are allowed to access the playground. The gate will be secured with a lock. A code to the gate lock will be provided to property owners to allow access.

When using the amenities, residents must be wearing an HOA-provided wristband. Parents accompanying small children should wear a wristband; as such, small children are not required to wear a wristband when in the accompany of a parent wearing a wristband.

Residents are responsible for their guests. Accessing the playground or basketball court by any means other than using the gate code (i.e., fence jumping, etc) will be considered a violation and thus, a loss of privileges may occur.

Property owners are responsible for notifying tenants of gate codes and providing tenants with wristbands. The responsibility of tenant notification is solely that of the property owner (not the Pleasant View Village HOA nor the management company).

May I host a party in the common areas of the Community?

Community green spaces are for resident's enjoyment. However, there is no ability to reserve or designate space for private parties.