



Crown Oaks – Spring 2019



Important for all Crown Oaks Residents – from Lemmon Tree Management

Hello Everyone and Happy Spring! Maintaining high standards and curb appeal does matter! The rules in place are proven to be beneficial to the success of planned communities, and are there as reminders and guidelines for all owners and residents. We don't want to have to leave notices, so PLEASE read over each item on the back of this flyer and make sure none of them apply to you or your home. Thanks!

Mary Hardin

Inspections of Crown Oaks are done periodically to ensure that the community guidelines are followed and to notify residents of any concerns. Thank you in advance for doing your part to keep Crown Oaks awesome!

Pool Opening!!

Crown Oaks pool is a private facility for Crown Oaks Townhome Owners who are current in paying their monthly assessments; or for their authorized lessee, if their unit is leased out and dues are current.

Starting **May 11, 2019**, the pool will be **open daily from 10:00 am – 8:30 pm**, and close **September 15, 2019**. You must have a management issued, numbered and laminated pool pass and security key #339 to use the pool. Passes are not transferable, as they are assigned to individual homeowners, however, they ARE good year-to-year, as long as there have been no changes in the residents. If you are a new owner and received pool keys at closing, please contact us to have them re-assigned, or if it is an initial set, it will be issued to you at no charge. If your key or pass is lost, replacements for either a pool key or pool pass will cost **\$20.00 each, or \$40.00 for both**. **Please note: anytime you are at the pool, you should be willing to show your pool pass to anyone who asks to see it.** You may be asked to by Management, the Pool Company staff, the Security Company, a Board Member, a Pool Attendant, or another Homeowner. This is for the protection of all members. If you are not willing to show your pass, you may be considered to be trespassing.

No Pool pass & key? If you do not have a pool pass and key and would like one, contact Lemmon Tree Management and we will make arrangements to meet you at the pool to sign them out. Please don't wait until the last minute; management is not always available to issue passes immediately. LaMont 919-744-4194 or Mary 919-412-6747.

No Glass and No Smoking! Complete rules for using the pool are distributed with passes, are available for review at www.crownoaks.org, and are posted on the pool gate. **Children under 18 must be accompanied by their parent or guardian. The pool facility cannot normally accommodate parties as it is shared by 134 homes.**

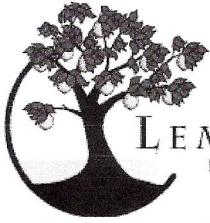
Registered households may bring up to four guests at one time – however, you may NOT give your pass to anyone else to use and you MUST accompany your guests at all times.

Crown Oaks pool is serviced and managed by Southeast Pools, and a certified pool operator will visit the site daily to check the chemicals and do routine maintenance. The pool facility is under 24-hour video surveillance, and any misuse or trespassing will be prosecuted. Please report rule violations or concerns to Lemmon Tree Management via text or voice at 919-412-6747, and/or to our security company, On Point Protection, at 919-851-5700.

****Attn: Landlords and Tenants****

Tenants, your property owner (landlord) must be issued a pass on your behalf. Contact your landlord for further information. Landlords, you must sign out the pass for your tenants and provide info on the approved residents, etc., and keep management updated if there are any changes in tenants. If you get your tenant's pass and key back, Management can re-issue them free of charge.

Crown Oaks Property Inspection Report



LEMMONTREE
MANAGEMENT, LLC

UNIT: _____

DATE: _____

On-site inspections are periodically done of the community, in order to maintain the standards developed from the Declaration and Covenants of Crown Oaks HOA. **As a courtesy to your neighbors and to be in compliance with your community's guidelines, please immediately address the following and/or contact Lemmon Tree Management for further information.**

The complete documents are posted at www.crownnoaks.org.

- Trash cans and/or recycle bins must be stored next to the structure, neatly BEHIND your home, within 24 hours after pick-up.
- Personal items including toys, yard ornaments, pots, garden tools, etc. must not be left in the common areas, including front yards.
- No plantings or landscape alterations are allowed in front of your home without written approval from the HOA.
A well maintained planter *may* be used on the front porch.
- Auto repairs and maintenance are not permitted in the parking lots. Vehicles should not leak fluids and must be lawfully inspected and registered, or may be towed at owner's expense.
- Screens must be securely attached and free of holes or tears. Damaged screens should be removed until repaired.
- Rear of home / deck has become unsightly with trash, debris, furniture, etc.
- Planters on deck should be on stands or coasters, to prevent rotting of deck.
- Private parking lots and streets are reserved for parking and driving only. No recreational activities are allowed in the lots; i.e. biking, skating, balling, congregating. Sidewalks are reserved for pedestrians.
- Pets must be leashed and owners must clean up their pet's waste immediately. *Please consider walking pet behind your home, or on a non-turf area. Repeated deposits destroy common area grass.*
- Blinds and window treatments must be in good repair and should be in neutral colors from the exterior view.
Use of window grids should be consistent on each floor; all or none.
- Wood must not be stored next to or under any structure.
- No boats, trailers, commercial or business vehicles are permitted in the parking areas. There is a limit of 2-3 cars per residence, based on # of bedrooms.
- Other:

