

Homeowners Responsibilities

What is considered customary care for Tylers Reserve property owners.

Grounds maintenance:

- Lawns mowed regularly, weeds removed from lawns and landscaping.
- Grass edged along sidewalks, driveway, tree beds, and along fences.
- Cut grass should be blown off of sidewalks, driveway and street.
- Hedges should be trimmed regularly
- All trees along sidewalks should be trimmed to at least six feet above the sidewalk.
- All trees visible from the street should have circular planting beds at base
- All planting beds should be mulched or adorned with decorative stones, etc.
- Planting beds should be weeded regularly

Mailboxes:

- All Tylers Reserve mailboxes are uniform: white wooden posts, black regulation size metal mailbox and black address numbers are standard .
- It is the homeowner's responsibility to maintain the mailbox, by keeping posts painted white, numbers painted black and in proper alignment, and metal mailbox free of rust with all parts working properly
- House numbers need to be clearly visible on both sides of the mailbox post. MAIL BOXES BY DESIGN (www.mailboxtime.com) 513-625-1409 can be contacted for maintenance and replacement.

Trash:

- It is up to the homeowner to contract for weekly trash removal.
- Trashcans should not be visible from the street (except on trash pick-up day)
- Newspapers and flyers should not be allowed to accumulate on the premises
- Junk, of any type, should not be allowed to accumulate on the premises.

Exterior maintenance:

- There should be no peeling paint on house trim, and no loose siding
- There should be no visible rotting wood
- All shutters should be painted and/or replaced as needed.
- Satellite dishes and antennas need to be placed on back or side of home, not in front.
- Retaining walls must be kept in repair

Storage:

- There should be no storage of cars, boats, trailers, appliances, etc. anywhere on the property unless inside the garage. Storage sheds on property are banned as per the covenants.

Playground Equipment:

- All playground equipment should be installed behind the home out of sight and receive approval of the board.
- Metal swing sets and slides will NOT be approved by the Board.
- Playground equipment, including trampolines, that cannot be installed out of sight of the street (as in corner lots) should be concealed with landscaping trees and/or shrubs.
- All playground equipment must be properly maintained.

Fencing:

- Fencing of the back yard is allowed upon approval of the board.
- No solid slat (privacy) wooden fencing will be approved by the Board.
- No chain link fencing is allowed per the covenants.
- Recommended fencing:
 - Wrought iron (look) fencing
 - Powder coated aluminum fencing
 - Invisible fencing
 - Kentucky plank fencing - Wooden split rail fencing will be discouraged, due to maintenance issues.
- It is up to the homeowner to maintain fencing and keep it free of weeds and tall grass.

Architectural Approval:

Remember all changes to the exterior of the property MUST be approved by the HOA Board.

Enforcement:

The HOA board and/or designees will tag homes that are not in compliance, giving the owners a specified amount of time to correct the situation. If the infraction continues, a letter will be sent to the homeowner stating the Board's position.

If the infraction continues unaddressed, the board reserves the right to fine the homeowner accordingly. The homeowner has the right to appear before the board to contest a ruling, but the board reserves the right to override the homeowners request as per the bylaws: Article VIII, section 1, paragraphs a and c.