

From: Mariemont Landing Homeowners Assn
7261 Mariemont Crescent
Cincinnati, Ohio 45227

To: Owner Name Here
0000 Miami Run or Mariemont Cr
Cincinnati, Ohio 45227

RE: 0000 XX

Email address on file: <Owner email address here>
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Mariemont Landing HOA

2017 Home Inspection Notification

Dear Homeowner,

In accordance with Mariemont Landing declarations, the HOA periodically performs an inspection of each lot and home exterior to confirm it's "maintained in a reasonable manner in accordance with the standard generally prevailing throughout the Properties." Please review and plan to address the following areas, with a mark in the checkbox, of your lot that are needing attention.

Reference: Section VIII of MLHOA declarations available at http://www.mlhoa.net/downloads/20010808_declarations.pdf

If you need assistance locating a vendor, please see the mlhoa.net website vendor listing. Also, feel free to send an email to the HOA at theboard@mlhoa.net and we can try to help provide guidance.

This listing below of home inspection items is based on feedback from the annual homeowners meeting and volunteer HOA members who attended the home inspection committee meeting.

The HOA intends to conduct home inspections each Spring and Fall. The HOA prefers that homeowners address any issues with their properties. However, any issues not resolved may result in a penalty of up to \$75 per item and/or the HOA reserves the right to make the repair and bill the homeowner.

Note: The HOA is currently planning to hire concrete replacement, where needed, as soon as 2018. The hope is that we can get a group discount by doing multiple concrete repairs at one time.

See other side >>>

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| Item | Spring | Fall | Penalty | Details |
|--|--------|-------|---------|---------|
| Inspection Date | _____ | _____ | | |
| House Siding | [] | [] | _____ | _____ |
| (Front, Back, Sides) | | | | |
| Foundation Paint | [] | [] | _____ | _____ |
| Trees | [] | [] | _____ | _____ |
| (Trim lower branches over sidewalk, Trim branches too close to house) | | | | |
| Wood exterior | [] | [] | _____ | _____ |
| (Trim, Front Door, Shutters, Gables, Lattice, Deck) | | | | |
| Front Landscaping | [] | [] | _____ | _____ |
| Back Landscaping | [] | [] | _____ | _____ |
| Fence | [] | [] | _____ | _____ |
| Lamp Post | [] | [] | _____ | _____ |
| Mailbox | [] | [] | _____ | _____ |
| (Post, Mailbox, Newspaper Box) | | | | |
| Concrete | [] | [] | N/A | _____ |
| (Porch, Sidewalk, Steps, Driveway) | | | | |
| Other | [] | [] | _____ | _____ |
| Total Penalty | | | | |
| Nothing to report | [] | [] | _____ | _____ |
| (If above line is checked, this is to notify you that inspection is completed, with nothing to report) | | | | |
| Other Suggested Maintenance | | | _____ | _____ |
| | | | _____ | _____ |
| | | | _____ | _____ |

Please address items checked above in the near-future. A follow-up inspection will be performed in Fall, 2017, shortly after August 31. A penalty of up to \$75 will be assessed for each violation not corrected by August 31, 2017. Penalty payments are due one month after invoiced. Send payment to Mariemont Landing HOA. A \$20 late fee applies to a penalty not recieved by due date.

Thank you for your assistance with keeping Mariemont Landing a beautiful place to live!