

## **MARIEMONT LANDING HOMEOWNERS ASSOCIATION**

WELCOME TO MARIEMONT LANDING, a subdivision of 74 single family homes located in Columbia Township and in the Mariemont School District.

Our streets are private and somewhat narrower than public streets, so on-street parking is discouraged. Our homeowners pay an annual fee for upkeep of our streets, landscaping of common areas, and similar costs, and elect a board of five trustees to administer the homeowners' association, collect the assessments, and enforce our restrictions. Our individual Board members can be reached if you send an e-mail to *theboard@mlhoa.net*.

Our formal recorded documents (Declaration of Covenants, Supplemental Declarations for Standard Lot Homes and for Townhomes, and the Association's By-Laws) can be found on our webpage, *mlhoa.net* and you are encouraged to look at these documents from time to time if you have a question about a particular restriction, easement, or assessment issue. This is a summary of some of the restrictions that apply to homeowners and tenants in Mariemont Landing:

- Our streets are private and narrow. No trucks, trailers, campers, RVs, or boats may be parked on the streets (or even in driveways) at any time. Residents and guests are expected to park their cars on their driveway or in their garage; however, cars may temporarily park on the street (in restricted areas; see details in the Parking Rules on the website) for a maximum of 5 hours, never overnight, subject to a \$35 fine for violation. **Cars may be towed for repeated violations.**
- There is no restriction against leasing your property, but your tenants must agree to comply with all requirements of Mariemont Landing. If you lease your property, you should provide the following information to the Board: name(s) of tenant, telephone contact information and e-mail address for tenant, length of lease, forwarding address, telephone number and e-mail address for owner for notices. Be aware that annual assessment notices will be sent to the owner, not the tenant. Also be aware that the owner is equally responsible, along with the tenant, for any fines or charges for violations of Mariemont Landing's rules by the tenant.
- All owners are required to maintain their property in a reasonable manner (such as keeping all grass mowed, landscaping properly tended, trimming trees, shoveling snow on sidewalks, keeping the exterior free of debris and clutter, cleaning the exterior siding, and maintaining in good repair the

gutters, windows, shutters, and general exterior of the dwelling). In order to maintain the high quality of homes in Mariemont Landing, the Board has undertaken an annual inspection program and provided owners with information concerning any necessary repair or maintenance to be undertaken at the cost of the lot owner.

- Generally, there is no requirement of uniformity of exterior décor or paint color among the properties. However, proposed changes or additions to the exterior, such as enlargement of a driveway, additional fencing, adding a front porch, portico or awnings, screening in a deck, installing a satellite dish, or changes to landscaping must be approved by the Board prior to work starting. (See form for requesting Board approval on the website.)
- Antennas or satellite dishes over one meter in diameter are prohibited. Placement, color, etc. need to be approved in advance by the Board. (See details on the website.)
- Extension of driveways with certain construction materials are permitted with prior Board approval.
- All hot tubs and spas must be in-ground, or if above ground, incorporated into a deck, and screened with a privacy fence, and if desired, must be approved by the Board.
- No large-scale play equipment or basketball hoops are permitted.
- There is to be no unreasonably loud noise emanating from any property.
- There are to be no permanent signs on any lot, other than standard "For Sale" signs.
- No trade or business activity is to be conducted from any Llot, unless it is not apparent from the exterior, and does not involve non-residents coming onto the property.
- Trash containers are not to be in public view except on days of trash collection (currently this is Friday), and the night before pick-up.
- Pets are permitted in Mariemont Landing, with a maximum of three (3) household pets in any dwelling. Uncollected pet waste and excessive barking which disturbs neighbors are frequent sources of complaints in a small community such as Mariemont Landing, and all pet owners are advised to ensure their pets are not a nuisance to their neighbors. No dog should be kept in a yard unsupervised for more than four hours per day. All dogs should be confined on a leash when walked off the lot. All dog waste

deposited on common elements, or on another owner's property, is to be immediately removed by the party walking the dog; likewise, dog owners should remove and dispose of their own dog waste on their own property on a prompt and routine basis for sanitary and aesthetic reasons. Owners who violate these rules are subject to fines. (See details in Animal Control Rules.)

- Townhouse owners need to be aware that they have shared maintenance and repair responsibilities with other units in the same building for their roofs, party walls, and joint landscape areas between townhouse units. These are not issues over which the Board has responsibility.