

# Spring Villa

- Purchasing a home makes you a member of the HOA bound by its rules and bylaws
- Spring Villa is not a condominium development, but provides several condominium type services (Grass Cutting, Irrigation, Water, Street Lights, Minimal Landscaping Service)
- HOA is responsible for maintenance and upkeep of the common areas
- Homeowners are responsible for all maintenance to their homes and their property. Property is to be maintained sufficiently so to not detract from the appearance of the development
- Irrigation Timers are parts on the irrigation system and are the property of the HOA. Homeowners are not to disturb or attempt to adjust these or any other items of the irrigation system
- Any issues concerning problems with your dwellings are to be referred to the builder during warranty period.
- Issues concerning the services provided to the HOA are to be referred to Paragon (Alexa)
- Committee chairs are responsible for oversight and systemic problems
- Other than for a few hours, parking on the street is prohibited. This does not apply to visitors. Overnight parking in the streets are not allowed. Street parking for family gatherings or parties is allowed provided you alert Alexa
- If you park in your driveway, you must do it in a manner that does not interfere with you neighbors right to park in his portion of the driveway
- Under no circumstances are you to do anything to the perimeter woodland area without the approval of Metro Government which must be coordinated through Alexa
- No alterations to the outside of your home or on the grounds surrounding the house can be made unless specifically approved by the HOA's Architectural Committee
- The HOA is responsible for the repair and maintenance of the entire water supply system
- Residential water is not to be used for watering grass unless a problem occurs with the irrigation system
- The Board and the various committees attempt to provide best value services. The choices may not satisfy everyone, but are made to meet budget requirements while maintaining the best service possible. Any change is possible as long as 75 of the residents desire the change and are willing to accept an increase in the monthly fee to pay for the change.