

## **Eddington Place**

# **Good Neighbor Policy**

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### **Architectural Committee**

The Architectural Committee is comprised of your neighbors and is designed to maintain and increase home values in Eddington Place. Changes to the exterior of your home, fencing, design, and the addition of major landscaping require advance approval from the Architectural Committee.

### **Association Approvals**

To request an approval from the Home Owners Association, visit the Eddington Place HOA website. A simple description is acceptable; drawings or design plans are appreciated. The approval process generally takes 7-10 days.

### **Boats, Motor Homes, Trailers**

Boats, motor homes, and trailers should never be parked in your driveway or on the street for more than 24 hours. They should never be parked or stored on a lawn, including side yards. If stored in your back yard, boats, motor homes, and trailers should never be visible from the front of your home, a neighbor's home/yard or a common area. Boats, motor homes and trailers should be stored in your garage or at an off site facility.

### **Common Areas**

Common areas are those areas in our neighborhood that are enjoyed by all residents. These areas are the walking trails, play grounds, pool, reserves, and pond area. Residents should work to ensure that these areas are kept clean and report any damage or safety issues to the Home Owners Association as soon as possible. Motorized vehicles are never permitted on walking trails or in the common areas. Leashes are required for pets in all common areas. Pet owners should take care to clean up after their pets.

### **Curb Side**

Recreational equipment (basketball goals, toys, hockey goals, skate board ramps, etc.) should never be left curb-side when not in use, as this area is a City of Jenks easement and is visible by all residents. Doing so creates a safety and liability risk and does not promote increasing values of the neighborhood.

## **Dues**

Property owners in Eddington Place are required to pay annual dues of \$350. Dues create the operational budget of the Home Owners Association and are used for landscaping, routine maintenance to common areas, pool maintenance, insurance and special projects. Failure to pay dues will result in a lien being filed against the non-paying property.

## **Drainage**

The natural flow of water from one property to another should never be impeded by fencing, retaining walls or other obstructions. Homeowners are encouraged to seek professional assistance in managing drainage or runoff. French-style drains may direct runoff to the street to be removed by the storm water management system.

## **Fencing**

Eddington Place residents may fence their back yards using approved fencing materials. Fencing must be professionally installed and requires the advance approval of the Architectural Committee. Fencing may be no taller than 6 feet on all sides and extensions to fence heights are not permitted. Fences or walls shall be constructed of wood, brick, stone, and stucco. Black-vinyl coated cyclone fencing is permitted only in designated areas. Traditional chain link fencing is not permitted.

## **Garbage Containers**

With the exception of the occasional holiday, trash pick up is every Tuesday. Garbage containers should be left on the side walk near the drive way, never in the street. Garbage containers may be taken to the curb Monday evenings, and should in all cases be removed from the curb by Wednesday morning. Garbage containers should not be stored in a manner that is visible from the street. Care should be taken that garbage in excess of the container's capacity is placed in garbage bags.

## **Holiday Decorations**

Exterior decorations bring festivity to each holiday, but when displayed too early or left up well past the holiday, they become a nuisance to the neighborhood. Holiday decorations may be put up 30 days prior to the holiday and should be removed within 2 weeks past the holiday. Eddington Place routinely sponsors holiday decorating contests and all homeowners are encouraged to participate.

## **Home Maintenance**

It is expected that all homeowners will take the steps necessary to maintain their home by regularly performing routine maintenance. Exteriors should be painted at least every 5 years or sooner if necessary. Exterior colors should be selected to insure that home colors blend well with the

neighborhood. Aluminum siding is never acceptable. The Home Owners Association must approve all home additions, improvements and modifications.

## **Inoperative Vehicles**

No inoperative vehicle shall be stored on any lot except within an enclosed garage. "Inoperative" is defined as a vehicle that does not run, meet state operating codes, or has not been operated within the last 72 hours.

## **Landscaping**

Quality landscaping is essential to the esthetics of the neighborhood. Eddington Place requires that every home have two trees in the front yard. The trees must be at least two inches in diameter at time of planting. In the event of a tree death, it should be replaced in a timely manner. Each home must have a minimum of \$1,000 in landscaping (shrubs, flower, etc.). While homeowners will not be asked to provide proof of spending \$1,000, it is evident to everyone when a home is lacking a basic planting of shrubs and flowers. All homes are required to have grass lawns. Seasonal flowers are encouraged. Homeowners should consult the Architectural Committee before adding retaining walls, new flower beds, flag poles, water features and other changes to the front yard landscaping.

## **Lawn Care**

Homeowners are expected to cut their lawns routinely during the growing season (March – October). Lawn height should never exceed five inches. Grass clippings should never be blown into the street. Grass clippings should be bagged and disposed of with the weekly trash service. Care should be taken to remove grass clippings from the sidewalk, as they are public access areas. Watering is encouraged during the summer months.

## **Mailboxes**

Eddington Place requires homeowners to have a mailbox that is cast aluminum and consistent with the design of the neighboring mailboxes. Care should be taken to ensure that mail boxes are maintained and closures replaced as needed.

## **Neighborhood Pool**

Homeowners and their guests are welcome to use the Eddington Place pool between Memorial Day and Labor Day. Homeowners may reserve the pool for private parties on Tuesday nights. Homeowners are issued key cards for accessing the pool. Lost key cards should be reported to the Home Owners Association as soon as possible. While using the pool and pool house, care should be taken to ensure the safety of everyone. Poolside music should be kept to private listening levels. Maintenance problems should be reported to the Home Owners Association as soon as possible. Concerns about the pool and

pool house should be directed to the Home Owners Association. The parking area to the south of the pool house should not be used for over night parking.

## **Parked Cars**

Homeowner's cars, the cars of their guests and visitors, should never be parked along the street in a manner that impedes another homeowner from accessing his/her property. Residence should make every effort to park each of their cars in their driveway rather than routinely parking on the street. In many cases, the mail service will not deliver mail to mail boxes that are blocked by parked cars. Abandoned or improperly parked cars should be reported to the Home Owners Association.

## **Pets**

Care should be taken to ensure that cats, dogs and other pets are not permitted to roam freely in the neighborhood. Pet owners should take extra care to ensure they clean up after their pets when walking in the neighborhood.

## **Private Pools**

Homeowners with private pools must take the necessary precautions to ensure proper fencing is in place prior to filling a private pool. Above ground pools are not consistent with the design of Eddington Place and should be not erected. Filtration systems should not be heard from the street or become a sound nuisance to neighbors. Pool waste water should be taken to the street or gutter system.

## **Public Areas**

Eddington Place has a number of public areas including the pool, pond area, reserves, walking trails and play grounds. These areas are for the use of Eddington Place residents only. Care should be taken to ensure that these areas kept clean. Leashes are required for all pets using the public areas. Pet owners should take care to clean up after their pets. Safety concerns about equipment in the public areas should be reported to the Home Owners Association.

## **Out Buildings (sheds)**

Eddington Place requires that all out buildings be constructed in a manner that is consistent with the design of the home—including roofing material, color scheme and design. Out buildings must be considered mobile, so they may not have permanent foundations. "Mobile" is defined as movable by means of one or two people with the use of ordinary ropes and pulleys without the assistance of machinery. Metal sheds are not permitted. Plastic storage units are acceptable as long as they may not be seen from the street. Architectural Committee approval is required prior to the construction of any out building.

## **Walking Trails**

Walking trails are designed to accommodate runners, walkers and bikers. Motorized vehicles of any type are not permitted across or along side walking trails. Leashes are required for all pets using the public areas. Pet owners should take care to clean up after their pets.

## **Water Features**

Special care should be taken to ensure that water features are installed in locations that have limited access from the street. This ensures the safety of young children who may be drawn to the sound of running water. Care should be taken to ensure that neighbors are not bothered by any sound produced by the falling water or pump systems. Water features should be in a manner that does not attract bugs, snakes or mosquitoes.

## **Yard Signs**

Yard signs should never be of a permanent nature. "For Rent" signs may never be posted in the yard of any property or in the windows of any property.