

ARROWHEAD BAY VILLAGE CONDO ASSOCIATION
136 SOUTH BAYSHORE DRIVE
COLUMBIANA, OH 44408

DEAR MEMBERS,

Below is a copy of our association's capital project expenditures to date. The trustees are providing this to ensure members of the associations' commitment to protect and enhance property value and owner's investments.

ABVCA COMPLETED CAPITAL PROJECT/MAINTENANCE EXPENDITURES TO DATE:

| COMPLETED CAPITAL PROJECTS | | |
|---------------------------------------|------------------|------------------------|
| SIDING REPLACEMENT | ASSESSMENT 2009 | \$211,646 |
| NEW ROOF | ASSESSMENT 2012 | \$139,664 |
| NEW GUTTERS/ DOWNSPOUTS | 2013 | \$40,000 |
| ALUM COVERING ON WOOD | 2014 | \$16,000 |
| DRIVEWAY REPLACEMENT ALL BUILDINGS | 2013, 2014, 2016 | \$49,970 |
| DRIVEWAY SEALING ALL BUILDINGS | 2014, 2015, 2017 | \$5,900 |
| Three docks repair/painting | 2017 | \$17,000 |
| ELLIOTT'S GARDEN CENTER | 2014-2018 | \$29,232 |
| Landscaping | 1993 to present | Approx \$20,000 per yr |

Association members should have the same commitment as well regarding appearance of areas they are responsible for. EXAMPLE: porches, window coverings, garage doors, etc. Refer to ARTICLE XI PAGE 23 of DECLARATION OF CONDOMINIUM OWNERSHIP AND BYLAWS.

SPECIFICALLY as listed in the RULES & REGULATIONS:

4. No owner, shall install wiring for electrical or telephone installation, television antenna, machines or air conditioning units or the like on the exterior of their unit or building or which protrude through the walls or roof except as authorized by the Board of Trustees. **No person shall alter, change, improve, paint or otherwise decorate, adorn, landscape, garden construct, install, erect, or remove anything from the common areas unless expressly permitted by the Board of Trustees.**

6. Draperies, shades, awnings, or the like must be neutral in color. No signs of any kind shall be placed in or on windows, doors, terraces or other exterior surfaces of any building.

18. Dogs, cats or other household pets may be kept in the unit, provided they are quiet and do not create a nuisance or unreasonable disturbance. When taken outdoors for exercise, they must be kept under control at all times (leashed). Unit owners and tenants are required to immediately clean up after their pet(s). Electric fences have been approved by the association at owners expense. Animal enclosures are not permitted on porches or common area.

29. Due to expenses incurred by the Association to replace and repair all driveways, owners and guests with motorcycles must use kick stand plates when parked on asphalt driveways. This is necessary to prevent kick stand holes in the driveways due to weather heat. Removal of grease and automotive fluid leakage from vehicles on unit owner's driveway is the unit owners responsibility. During snow events requiring snow removal, vehicles parked in driveways must be removed to facilitate snow plowing.

31. While the ASSOCIATION'S primary function is to protect and maintain the value of both the private and common property, unit owners also have a responsibility to maintain appearance with regard to garage doors, windows and porches. This is necessary to protect unit owners investments and maintain property value. (ADDED AND APPROVED 10/22/2016 ASSOC. MTG.

33. When window replacement is necessary, outside windows must match existing exterior windows.

34. Porches/decks maintenance and repairs are the responsibility of the unit owner. Unit owners with pavers/bricks must maintain weed growth. Outside appearance is important to ensure property value, therefore dilapidated furniture is not acceptable. Please replace or remove. Ornamental items must be placed on owners porches.

35. Continuing to ensure an attractive community and protect unit owners investments, the following association parking rule applies: Garages are to be used for vehicle parking (two vehicles), not for property storage if a vehicle(s) are displayed to the driveway. If a unit owner has three vehicles, one may remain in the driveway keeping in mind courtesy to your neighbor (shared driveways). Please avoid extended parking of vehicles in driveways (not to exceed 10 days)

The trustees have attempted on numerous occasions to request all association members to read and comply with the RULES AND REGULATIONS and ASSOCIATION DOCUMENTS. This has been discussed at the annual association meetings, through correspondence and postings on the association website. It is the duty of the trustees to run a fiscally responsible HOA, and to maintain common areas and enforce the rules of our community. It is the responsibility of the

unit owners to follow and comply with these RULES AND REGULATIONS. Once again, this is necessary to protect unit owners investments and maintain property value. As a condominium community, no one can do their own thing. When you finalized the paper work to become a member of the ARROWHEAD BAY VILLAGE CONDOMINIUM ASSOCIATION (ownership), you essentially agreed to the terms and conditions for membership. OHIO REVISED CODE - TITLE (53) - 5311.23 Failure to comply with lawful provision of condominium instruments supports this. Thus far, the association has not invoked the ARROWHEAD BAY VILLAGE CONDOMINIUM ASSOCIATION VIOLATION POLICY FOR MEMBERS NOT IN COMPLIANCE WITH THE RULES AND REGULATIONS / BYLAWS, and has no intentions of doing so unless member(s) fail to comply

Being a trustee is not easy, it is time consuming and demanding in order to ensure the efficient business and maintenance operation of the association. Addressing non-compliant unit owners for not following the rules makes it even more difficult.

Please take the time to familiarize yourself with the RULES AND REGULATIONS and ASSOCIATION DOCUMENTS.

ABVCA TRUSTEES

Saturday, May 19, 2018