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Approved Stain & Color Information

Deck Stain

Option 1: Solid Color Deck, Fence & Siding Wood Stain
Sherwin Williams *A100 Satin #2822 downing sand*

Option 2: Sherwin Williams Deck Scapes Pinecone *#SW3046 (Dark Brown)*

Option 3: Composite Decking *Lowes TREX Enhanced G-2 Grooved – Color Saddle*
Composite Decking *Timber Text – Color Whitewash Cedar*

Front Door

Sherwin Williams *Resilience Satin #2847 Roycroft Bottle Green*

Approved Front Storm Door, Light Fixtures and Fencing

| <u>Model #</u> | <u>Hardware</u> | <u>Approved Color</u> |
|---|------------------------|------------------------------|
| Andreson10 Series ¾ Light Panel Ventilating With grids | Brushed Nickel | Bronze |

Galehouse Lumber has this type of storm door – You may contact Matt Gruver at 330-658-2023.

Exterior Garage Light

Livex - Model #2051-01
Antique Brass

Exterior Porch Light

Livex – Model #7052-01 (2 lights) Antique Brass
Livex – Model #7053-01 (3 lights) Antique Brass

GREENS OF PRESTWICK CONDOMINIUM ASSOCIATION

COLLECTION POLICY

1. All assessments are due on the first (1st) day of the month, and are considered late if not received by the tenth (10th) day of the month.
2. After the late date, an administrative late charge of \$25.00 per month will be added for any late payment or on any balance of unpaid assessments.
3. The Association will apply any payments in the following order:
 - A. Interest owed to the Association;
 - B. Administrative late fees owed to the Association;
 - C. Collection costs, attorney's fees and paralegal fees the Association incurred in collecting the assessments; and, finally,
 - D. Oldest principal amounts owed for common expenses, enforcement or other assessments, and any individual assessments charged to the account.
4. Any unpaid assessment may result in collection action, including letters, liens, updated liens, suits for money judgment, and foreclosure. Once judgment is obtained, the Association may proceed with post-judgment action, including bank attachment and wage garnishment. Any costs the Association incurs in the collection of unpaid assessments, including non-sufficient bank fees, attorney's fees, recording costs, title reports, and court costs, will be charged back to the account.
5. While a foreclosure case is pending, partial payments may not be accepted unless, through a formalized payment plan or Receiver, approved by the Court.
6. If any Owner (either by their conduct or by the conduct of any occupant) fails to perform any act required by the Declaration, the Bylaws or the Rules and Regulations, the Association, after giving proper notice and an opportunity to request a hearing, may levy an enforcement assessment, undertake such performance, or cure such violation. Any costs the Association incurs in taking such action will be charged back to the account.
7. If an owner is more than 30 days past due in the payment of any assessment, the Association may suspend privileges, including the right to vote, the use of the amenities, or the ability to apply for architectural approval.

Approved by the Board at the meeting conducted on February 10, 2022.

Installation of Satellite Dishes:

- a). All dishes must be installed in compliance with local building and safety codes, in accordance with the manufacturer's instructions, and shall not damage or impair the Common or Limited Common Elements.
- b). Dishes must be shielded from view from the outside community and from other Units to the maximum extent possible. Appropriate camouflage, i.e. shrubbery, may be acceptable as determined by the Association Board of Directors.
- c). The installation shall not impair the integrity of the building. There shall be no penetrations of the Common Elements or Limited Common Elements unless it is necessary to receive acceptable quality signals. If penetration of exterior surfaces is necessary, then the penetration shall be sealed and waterproofed in accordance with applicable building codes and industry standards. A variance must be requested from the Board of Directors, and prior written approval granted, prior to installation.
- d). All persons contracted for installations must maintain general liability insurance, including completed operations, of at least \$1,000,000.00 and Workers' compensation coverage.

Waiver and Release

I shall comply with all of the Association's rules for installing, maintaining, using, and removing dish and any structures, fixtures or screening materials associated with the dish, I assume liability for any damage to Association and other owners' property that occurs due to dish installation, maintenance, use or removal. I shall indemnify, defend, and hold the Association, its Board members, managing agent, and Unit Owners, and their successors, heirs, and assigns, harmless from any and all liability for any damage, loss, or injury, including death, caused by, related to, or that may arise from the installation, maintenance use, or removal of the dish and for any and all damage to or loss of the dish and any structures, fixtures, or screening materials associated with the dish, that I may sustain or incur from whatever source or cause.

I agree to pay for all costs associated with the installation, maintenance, use or removal of the dish. Such costs include, but are not limited to, any and all expenses incurred for moving the dish on a temporary basis to enable to Association to maintain all condominium property for which it is responsible.

Signed: _____ Date: _____

**Notice to Install Satellite Dish/Antenna on
Common Element or Limited Common Element and Waiver
Agreement**

Resident(s) Name _____

Address: _____

Phone (Day): _____ Evening: _____

Type of Dish: _____ Direct Broadcast Satellite (Diameter in inches: _____)
_____ Television Broadcast
_____ Multiport Distribution Service (Diameter in inches: _____)

Company Performing Installation: _____

Identify Installation Location (Describe in detail): _____

(Drawing indicating location must be attached to this form when submitted.)

Date of Installation: _____

Please detail the method of installation: _____

Will the installation be in compliance with all Association guidelines which include manufacturers' guidelines and applicable building codes?

Yes _____ No _____

Should non routine installation be necessary, please provide three (3) dates and times to meet with the Board's designee to discuss the dish installation.

1.) _____ 2.) _____ 3.) _____

Will the mast extend above the lowest fence or roof line, i.e. gutter or extend to a height greater than the distance from the installation to any neighboring unit? Yes _____ No _____

GREENS OF PRESTWICK CONDOMINIUM ASSOCIATION
1375 South Main Street, Suite 201
North Canton, Ohio 44720

To Whom It May Concern:

WHAT A BUYER NEEDS TO KNOW

The Association is governed by a five (5) person Board of Directors who is elected by the owners.

Grace Property Services does our monthly billing, collection and deposit of the Association's assets, pays bills authorized by the Directors, administers the bank accounts and coordinates common area maintenance work. They work in conjunction with the Board of Directors.

Your realtor should provide you with keys to your unit. The Association does not have duplicate keys. **The buyer must also receive the Association Documents from the seller.**

The amount of the monthly fee is determined by the Board of Directors.

No changes can be made to the external structures, regardless if common or limited area, unless plans are submitted to and approved by the Board. All plans should be submitted through the management company. **This includes landscaping.**

WHAT A SELLER NEEDS TO KNOW

The seller must disclose that he/she is in an association.

The seller must notify Grace Property Services (234-209-9140 or info@gracepropertieservicesllc.com) of the new owner and the date the unit is sold.

Association fees are not prorated. Prorating must be handled at closing. New owners are responsible for the association fee on the first of each month. Before closing you must check with Grace Property Services and confirm that all fees are current.

The unit owner is responsible for passing the Association documents to the buyer.

Enforcement Policy

A. Notwithstanding anything contained in these Rules, the Greens of Prestwick Board of Trustees, has the right to proceed, immediately or otherwise, with legal action for any violation of the Declaration, Bylaws, or Rules (“Governing Documents”) as the Board, in its sole discretion may determine. The entire cost of effectuating a legal remedy to impose compliance, including court costs and attorneys’ fees, will be assessed to the account of the responsible owner.

B. The owner is responsible for any violation of the Governing Documents by the owner, or the guests, or the occupants, including tenants, of the owner’s home.

C. All costs stemming from any violation, including enforcement assessments, cleaning, repairs, or removal, will be charged to the responsible owner’s account.

D. In addition to any other action and if applicable, in accordance with the procedure outlined below, the Board may:

- a) levy an enforcement assessment for damages and/or cleaning of the common elements or other property

- or b) levy an enforcement assessment per occurrence or if the violation is continuous and ongoing in nature, levy an enforcement assessment per day

- or c) levy an enforcement assessment for the approximate cost to physically remove the violation.

For any violation of the Governing Documents that is continuous and uninterrupted for a period of more than 24 hours, each calendar day that the violation continues without interruption constitutes a new and separate violation.

E. Prior to the imposition of an enforcement assessment for a violation, the following procedure will be followed:

- 1. Written notice(s) will be served upon the alleged responsible owner specifying:

- a. A description of the property damage or violation; and

- b. The amount of the proposed charge (or, if unknown, a reasonable estimate of the proposed charge) or enforcement assessment; and

- c. A statement that the owner has a right to, and the procedures to request a hearing before the Board to contest the proposed charge
or
enforcement assessment; and