

POLICY STATEMENT

TO: All Tuxford Homeowners
FROM: Village of Tuxford HOA, Board of Directors
DATE: Reviewed and Updated January 2025
RE: Open Space Appearance

Pursuant to Article VII of Tuxford's Declaration of Covenants, Conditions and Restrictions, the Board is issuing this policy statement. This year the Board is in the process of developing a long-range plan that is designed to improve the appearance of our 6.65 acres of open space, which includes over 1,600 feet of the boundary berm. This open space represents approximately 41 % of the total landscape area in the Village, directly affecting our "curb appeal". This plan is to be executed over several years in order to minimize the annual cost factor, and to hopefully reduce and/or eliminate the need for assessments.

While this plan is under development and implementation, the Board is encouraging any property owner to consider providing assistance in the interim by voluntarily maintaining any open space adjacent to or in the vicinity of your property. Such maintenance might include turf aeration, power seeding, weeding, watering, etc, and/or the planting of shrubbery. Such voluntary open space maintenance must fall within the following guidelines:

1. It is to be done at the sole expense of the homeowner without any expectation of reimbursement.
2. Any and all improvements must first be requested in writing and approved in advance by the Board.
3. Said homeowner shall have no more right than any other homeowner regarding the usage and/or control of said open space.

If you have any questions regarding this policy, contact the Board or our Property Manager.

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GENERAL POLICY MEMORANDUM UPDATE

TO: All Tuxford Homeowners
FROM: Village of Tuxford HOA, Board of Directors
DATE: Reviewed and Updated January 2025
RE: Covenants, Conditions, and Restrictions (CCR)

Recently it has come to the attention of the Board that not all property owners are adhering to the deed restrictions as outlined in the 'Tuxford CCR. While the vast majority of us are in full compliance, there are a few property owners who are either unaware of or do not feel it necessary to comply with the CCR. It is this small group who can create problems for the Board, since it is our responsibility to administer the CCR as fairly and even-handedly as possible. We must insist that everyone refresh themselves regarding the CCR, then fully comply with all areas as outlined. Listed below are several of the more obvious areas where some of us are occasionally not in compliance:

- Garage doors must be closed at all times unless you are moving your vehicle in or out, you are working in the garage on a project requiring an open door, or you are working in your yard in the area of the garage. Regardless of how neat your garage may be, open doors distract from the overall appearance of the Village, also providing a lapse in property security. During the summer months we allow garage doors to be opened to ten inches for the purpose of cooling. If left open any higher it might allow unwanted access to your property.
- Please review the CCR regarding on-street parking, and driveway parking of trucks and other commercial vehicles. In addition, all vehicles should be locked when not in use (even in the driveway). There have been several recent incidents in other neighborhoods where garage door openers were stolen from unlocked vehicles and used to gain access to homes that were subsequently burglarized.
- The CCR is very explicit defining what is and is not qualified pet for Tuxford homeowners. Your pets (and those of your visitors) MUST always be kept on a hand-held leash when outside your own property. Pets are also to be fully restrained from relieving themselves in any neighbor's yard, and their droppings must be picked up regardless of where they fall. Each of us is required to water and care for our turf, shrubs and trees, unwanted pets can complicate our efforts by leaving acid stains and

other kinds of messes to be cleaned up. Metro Louisville's leash law is fully applicable in the Village in addition to the CCR.

- No exterior changes or modifications of any kind to your building or landscape are permitted without the approval of the Board. Such approval will be considered following your submission of a written request to our Property Manager outlining in detail your desired plans (including pictures, drawings and specifications if necessary).
- While the following is not explicitly delineated in the CCR, it has certainly become a universally accepted Village tradition. All loose trash (i.e., papers, plastic bottles, etc.) should be in securely tied trash bags before being placed in the blue ID trash container. This will prevent the trash from spilling and blowing around streets and yards, detracting from our desired curb appeal appearance. Your trash containers should be placed out at the street no earlier than the day or evening prior to the scheduled pickup day. It should then be brought back into the garage promptly after the pickup and kept there until the next week.
- Carefully read the insurance sections of the CCR pertaining to the interior of your property and your contents. Continue to work with your insurance agent to make certain that you are in full compliance with the CCR including minimum insurance coverage required.

It is the hope and intention of the Board that this policy memo will serve as a reminder to each of us that we committed to these deed restrictions when we purchased our Tuxford property. It is also our hope this reminder will suffice, and we can continue to count on your cooperation. However, should anyone persist in failing to comply with the CCR, we would have no alternative but to take the matter to the legal counsel retained by the Board and seek appropriate legal action. Let us all see to it that such a course of action will be unnecessary going forward.

If you should have any questions regarding your understanding of the CCR, the Tuxford Bylaws or the Articles of Incorporation, please feel free to contact any member of the Board of Directors.

TO: All Tuxford Homeowners
FROM: Village of Tuxford HOA, Board of Directors
DATE: Reviewed and Updated January 2025
RE: Dumpster and Portable Storage Units/PODS

The Village of Tuxford Homeowner Association (“HOA”) has become aware that Village homeowners occasionally have the need to use dumpsters or portable on demand storage units or comparable portable storage units (“PSU’s”) on their property. Refer to CCR’s Article 2, Section 3(D).

The HOA has determined that dumpsters or PSU’s will be permitted for a period of time not to exceed 72 hours provided that the homeowner submits a written request to the Village of Tuxford property manager and receives subsequent approval from the HOA.

The following conditions shall apply:

1. The homeowner must submit a written request to the HOA property manager at least five (5) days in advance of the dumpster or PSU’s arrival. The request must state the arrival date and the removal date of the dumpster or PSU.
2. The HOA, at its sole discretion, may grant an extension or approve placement for a time period greater than 72 hours.
3. The dumpster or PSU must be placed on the driveway and may not be placed on any grassy or other earthen area and may not be placed on the street or any paved area other than the homeowner’s driveway.
4. Damage to the homeowner’s driveway caused by delivery, placement or removal of the dumpster or PSU will be the homeowners responsibility. Any resulting driveway damage will be repaired by the HOA in accordance with its maintenance policies and procedures and billed to the homeowner.