



RESIDENTIAL REALTY GROUP, INC.

the community management specialist

"We know your property best!"



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Date: 07/17/2019

Subject: Message to Owners- Two Concerns July 2019

RE: Clarification on Two Concerns within the Community- July, 2019

Exterminator Issues (Mice, roaches, and bed bugs) It only takes one unit with these issues to cause an infestation for all units in the building. Don't be that unit!

Board Policy: Our community has an exterminator who inspects and treats units the last Monday of each month at no charge to owners. Owners need to call RRG, our management company, at 410-654-4444 to sign up. Owners who have tenants should inspect their units periodically to determine if there are any issues. Two things to know:

- If an issue arises between the monthly visit by the exterminator, owners should call RRG to schedule a separate visit. The Board will pay for the initial inspection and first treatment.
- Follow-up treatments will be at no cost if they occur on the regularly scheduled monthly visit. In-between follow-up visits are at owner's expense. Follow-up visits, if necessary, for bed bug treatment are at owner's expense.

Exterior Architectural Changes to Owner's Unit (Satellite dishes, window and patio door replacement, and furnace/HVAC replacement)

Board Policy: On a recent property walk, the Board discovered several units with exterior changes that did not meet the Architectural Standards and were done without prior Board approval. It states in our "Declaration," Paragraph 15, "Exterior Modifications," that:

- "Unit Owners may not make exterior changes to their Units without first obtaining written consent of the Board."

Owners may obtain and submit the application for Architectural changes in several ways:

- Download a copy from the management's website, Senearthco, using their password, and emailing or mailing the application to RRG. *We encourage all owners to create an account. Those who haven't can call RRG for instructions.*
- Call RRG to have an application emailed or mailed to their address.

Owners who do not follow the guidelines for Architectural changes may face fines or extra cost to replace, remove, or modify the renovation so it is in compliance with the standards.

The Board thanks all owners for their cooperation and reminds owners that we meet every third Monday of each month at 7 pm at the Clubhouse (except in August and December). All owners are invited to attend.