

The Woods, Estates and Sanctuary at Miami Trails

Homeowners Association

P.O. Box 552, Loveland, OH 45140

www.woodsandestates.com

April, 2008

Greetings to all of the Members of the Association!

A warm welcome to new and current members who have joined one of the most beautiful developments in the fast-growing Miami Township of Clermont County, Ohio. We have 313 homes in the HOA and over the next few years expect to top out at a total of 400 homes. Current real estate value is over \$125 Million dollars, and growing daily!

Your Homeowners Association is administered by unpaid volunteer members who see that the jointly owned assets like the pool and entrances are managed to our standards, and that our Covenants & Restrictions are enforced to keep our subdivision attractive and our property values high. News, C&Rs, By-laws, information and FAQs are posted on the HOA website www.woodsandestates.com. Consider giving some of your time and talents to the HOA!

Covenants and Restrictions (C&Rs) are legally binding, apply to every lot and homeowner in the subdivision and they apply **ALL of the time** - a copy is on the website. The HOA works to remedy all violations, and endeavors to enforce them equally and fairly. When residents make it clear they are not going to abide by the C&Rs, the By-Laws direct the Board to seek Permanent Injunctions through the courts to stop the violation. The By-Laws also direct that costs and legal fees incurred by the HOA shall be paid by the owners of the property in violation. Major issues that come up most frequently:

- **No signs** can be displayed to public view except those advertising the property for sale or rent, which can only be on the lot itself. This means no signs in yards or windows, no garage sale signs, no election signs, no directional signs at the entrances or corners, no contractor signs in the yard, no charity signs, etc. Really, no signs! Really!
- **Prior approval of written plans** is required for fences, walls, decks, pools, spas, porches, or any construction not inside the house. Landscaping that doesn't include walls does not require plan approval. Walls cannot exceed 4 feet.
- No trucks, RVs, trailers, boats, campers, mobile homes, buses or non-operational vehicles can be parked on or in front of any lot, except within an enclosed garage. (Construction vehicles temporarily permitted). PODS (temporary storage) can be placed on driveways 20 feet from the house for 7 days maximum.
- No pet enclosures, storage sheds, gazebos, tree houses or other structures are allowed except the items listed in the C&Rs.
- **Swingsets** do not require plan approval, but cannot include storage or pet enclosures.

Ways to keep our neighborhood a safe and great place to live:

- **Watch out for each other** – if you see some suspicious activity, parked vehicles or persons that don't look like they belong, please call the **Miami Township Police at 732-2231** or **City of Loveland Police at 677-7000** (depending on where your home is) and ask them to check it out – they are happy to do so. Non-religious soliciting door-to-door is not allowed in the City of Loveland and in Miami Township requires a permit – ask to see it, and if they don't have one, call the Police to check it out after they leave your property – they may be looking for a house to rob, or worse. Keep doors and garages locked, and don't leave keys and valuables in the cars.
- **Walk/jog on the side of the street facing on-coming traffic, and wear reflective clothing after dusk.**
- **Put trash out no earlier than dusk on Sunday night** – let the neighborhood look great for the weekend!
- **Carry and use your pooper-scooper** when walking your dog.

Pool Info: (Pool is at Miamiwoods and Ridgewood – second pool is planned at Ridgewood and Jenna.)

- Pool is open daily mid-May through mid-Sept, 10 AM to 9 PM. Passes are required, issued new each year.
- Residents and their accompanied guests only, maximum of 10 guests not related to the member.
- No group or organization pool parties allowed.
- Swim at your own risk – no lifeguards are on duty. No diving (only 5 feet deep), no running.

Questions? Contact the HOA at the address above, or call the Board Members directly – see the website for details.