

Stonehenge HOA Property Inspection Program Description

The Property Inspection Committee will conduct inspections throughout the year. Problem areas will be identified by what is visible from the street. Problem areas vary by complexity, cost to resolve, and time to resolve. The Property Inspection Committee will judge each problem on a case-by-case basis. Any problem areas discovered during property inspections will be addressed by sending a notification/violation letter to the homeowner. This letter will identify the problem area and the time period allowed for the homeowner to resolve the problem. Fines may be levied on a case-by-case basis if the homeowner fails to resolve the problem per the letter. Fines will vary based on the seriousness of each problem. The Property Inspection Committee may also choose to hire an outside company/contractor to resolve these problem areas and charge the homeowner's HOA account as provided for in the CCRs, if the problem is not corrected satisfactorily and timely by the homeowner.

Appeal Process: Homeowners have the ability to appeal a decision by the Property Inspection Committee to the HOA Board. Once an appeal is received, the HOA Board will schedule a time and place to hear the appeal. If time is an issue, the Board may choose to address the appeal via email conversation. An appeal does not guarantee an extension of the time to resolve a problem area.

Homeowner Response: To appeal, request photographic evidence, ask questions or notify the Committee that a remedy has been made, a homeowner must contact the Stonehenge HOA Property Inspection Committee in one of the following ways:

1. Mail a letter to DC Capital and HOA Management; 1804 Williamson Court; Suite 108; Brentwood, TN 37027
2. Call DC Capital at 615-256-7146
3. Complete the Contact Us form on the Stonehenge HOA website at stonehengenatn.org

Property Inspection Committee Follow-Up: Once a homeowner notifies the Committee that the problem has been resolved, the Committee will make a follow-up inspection to verify the homeowner's statement that the problem has actually been resolved.

Stonehenge HOA Property Inspection Policy

Our Homeowner's Association (HOA) has two major purposes: 1) to ensure each owner and resident family the ability to enjoy their property, and 2) to ensure that our property values remain high. Deteriorated or neglected properties hurt both of these goals. The following is a list of several important items to be observed and potentially reported to homeowners during periodic property inspections. The list is not all-inclusive, but provides guidance on major problem areas.

- 1. General Condition** – All exteriors of each home and lot are to be maintained in a manner consistent with the norms of a quality neighborhood. Particularly important are roofs, all painted surfaces, woodwork, windows, gutters, driveways, and exterior landscaping. All exterior changes must receive official approval before work is done. Architectural Review Committee (ARC) change request forms are available by calling 615-256-7146, or visit the website: stonehenge.net.
- 2. Homeowners' Curbs** – Each homeowner is responsible for the maintenance of the curb on his/her property. Curbs, including the area between the asphalt street and the concrete curb, are to be kept free of weeds and grass.
- 3. Unmowed Yards** – All lawns are to be kept mowed and maintained in a manner consistent with neighborhood norms. Any lawn that appears to have not been mowed in two (2) or more weeks is subject to notification.
- 4. Landscaping** – All lots are to be maintained in a manner consistent with neighborhood norms. Landscaping that clearly appears to have been neglected is subject to notification. Inappropriate or excessive shrubbery or landscaping can also be unsightly and negatively affect a lot's aesthetics.
- 5. Trash, Debris, and Storage** – All lots are to be kept free of trash and debris in a manner consistent with neighborhood norms. This includes outside storage of any items that constitute an eyesore and are of a significant duration so as to negatively affect other homeowners.
- 6. All Boat, Camper, Trailer, Recreational Vehicle (RV), Oversized Vehicles, and Commercial Vehicle Parking** – All long-term storage of these vehicles should be off-site. A maximum of up to 6 daytime/overnight parkings per month are permitted for boats, campers, cargo/utility trailers, and RVs. All parking of oversized and/or commercial vehicles is prohibited. Vehicles of any type are prohibited from parking on lawns or other areas not consistent with appropriate storage and parking.
- 7. Curbside Parking** – Vehicle parking on Stonehenge streets for durations longer than a few hours daily is discouraged for safety, access, emergency, and aesthetic reasons. Overnight curbside parking is especially discouraged.
- 8. Capacity Parking** – All lots have the capability to park a reasonable number of vehicles in their garages, driveways and parking areas, and this capacity may be different for different lots. Garage parking is preferred and encouraged. Unreasonable use of driveway parking capacity is discouraged for safety, access, emergency, and aesthetic reasons.
- 9. Roof/Siding Stains** – Algae, mold, and other stains should be kept off of all roof and siding surfaces. Mild stains will not be reported but stains that are in moderate to severe stages will be reported to homeowners for correction.
- 10. Driveways** – Aggregate or concrete driveways and parking areas that are in late stages of deterioration should be repaired or replaced. This also includes sidewalks.
- 11. Basketball Goals and Playsets** – Unused and unmaintained goals and playsets on individual lots are discouraged.
- 12. All Other Conditions Inconsistent with the CCRs** – It is impossible to list all conditions that might be inconsistent with the CCRs and neighborhood norms. Any other conditions that are observed that may cause embarrassment, discomfort, or annoyance to other homeowners and neighbors, and/or negatively affect property values are prohibited by the CCRs and subject to notification. Homeowner noncompliance may result in fines being assessed by the Board.