**PURITAS PARK H.O.A. NEWLETTER 2022**

**Puritas Park Home Owner’s Association, Inc., c/o Continental Management Co. 20545 Center Ridge Road Suite LL20, Rocky River, Ohio 44116 Phone: 216.664.1919 or 800.525.3404 – continentalmgmt.com**

**MONTHLY COLLECTION PROCEDURES FOR DELINQUENT H.O.A. DUES ACCOUNTS EFFECTIVE JULY 1, 2021.** See: <https://www.puritaspark.com/collections-procedures> for details. **All homeowners are responsible for paying HOA dues in full and on time.**

**PROPERTY INSPECTION ASSESSMENT VOILATIONS FOR ANY SEPTEMBER 2020 NOTICE OF MAINTENANCE & REPAIR SHOULD HAVE BEEN COMPLETED BY APRIL 30, 2021: V**iolation assessments will be levied for any maintenance and repairs not completed by the date of April 30, 2021. The Board will review all properties during the month of April 2022 and will issue violation/noncompliance assessments for any Notice of Maintenance & Repair not completed.

**RENTAL PROPERTY TENANT INFORMATION:** The Owner must provide the Management Company with a copy of the written lease agreement, full name(s) of the tenant(s) and contact information for the non-resident Owner. Tenants must complete parking registration form and submit to the Board of Trustee to obtain a parking permit. The Owner is responsible for educating the tenant on the Governing Documents and rules and regulations. The Owner is responsible for any violations of the Governing Documents or rules and regulations, if committed by the tenant, including the cost of Rule Violation Assessments. The board or management company does not communicate with any tenants.

**NOISES & NUISANCES:** Noise that causes a disturbance or creates a nuisance to other Residents is prohibited. For example, late night outdoor parties, loud motorcycles, loud music or arguments that can be heard through the unit walls, or continually barking dogs create a disturbance to other Residents in the Development. All Owners and Residents are urged to be mindful and courteous to their neighbors. Any strong, foul or offensive odors or smells from cooking, pets, burning substances, sanitation neglect, etc. coming from any unit will be considered a nuisance for other residents.

**PROCEDURE TO REQUEST BOARD APPROVAL:** Owners shall request prior approval for any exterior modifications in writing. Written requests must include supporting detail, photos or diagrams, and work plans. All written requests shall be addressed to the Board and emailed/mailed to Puritas Park Homeowners Association, Inc care of management company at least forty-five (45) days before the work is planned to commence. Requests will be reviewed in a timely manner.

**SALE OF UNIT:** Owners must notify our management company immediately for the sale of any unit.

**WILDLIFE:** The most common attic pests are racoons, squirrels, bats, birds and mice. Please engage professional animal control services to remove wild animals the prevention of their return by securing your property, the association is not responsible for any wildlife removal and prevention.

**RUBBISH AND RECYCLING:** The waste receptacles must be returned to the garage by the end of the collection day.

**MOTOR VEHICLE RESTRICTIONS** Any vehicle in violations of any restriction will be subjected to towing.

**SNOW REMOVAL:** Areas designated for snow stockpiling will be marked by signage. To prevent your vehicle from being plowed in, please refrain from parking in these designated locations.

**FROM THE BOARD OF TRUSTEES:** Welcome Continental Management Co. and your professional team. Happy New Year to all our residents. **Website: puritaspark.com**