

The Townes at Sonoma Pointe

Homeowners Association, Inc.

Commonly Asked Questions regarding Declaration of Covenants, Restrictions and Easements for The Townes at Sonoma Pointe

April 2022

The Board of Directors of The Townes at Sonoma Pointe Homeowners Association would like to share with you some of the questions commonly asked by residents of our community.

1. **What is a Homeowners Association?** A Homeowners Association manages a neighborhood's or communities' common area, properties and expenses, such as trash collection and upkeep of common green space or community area maintenance – all with dues paid by residents in the community.
2. **What do Monthly HOA fees cover?** Monthly HOA dues are intended to pay for the repair, maintenance, and upkeep of all areas of the property that are owned collectively, rather than individually. They might, for example, cover utility bills (such as electricity bills for street lights), landscaping or lawn-mowing services and maintenance and repairs to roofs, walkways, as well as to community facilities like clubhouses or meeting areas. HOA fees also cover insurance and the salaries of HOA independent contractors such as an outside management company.
3. **What are Special Assessment Fees and what are they used for?** Special Assessment Fees are payments the homeowner's association (HOA) collects from owners to cover expenses the HOA is responsible for, but that aren't covered in the regular monthly fees. Take lawncare, for example, HOA fees typically cover the cost of a landscape services to, weed, feed and mow the grass. But suppose a tree care service is called in to remove a dead tree. The HOA board of directors may vote to impose an assessment fee to pay for the expense.
4. **What is the website of The Townes at Sonoma Pointe Homeowners Association?** Our website is www.townesatsonomapointe.com.
5. **What is available on the website?** The Declaration of Covenants, Conditions and Restrictions for The Townes at Sonoma Pointe Community can be found on the HOA website. You will find other useful information such as a form to be used when

requesting Architectural Control Committee approval when making changes to your Unit or property. There is much more information available if you register at our **Members Only** site at www.townesatsonomapointe.com.

6. **What is “Common Area”?** Common Area refers to the real property which lies more than Ten feet (10’) from the front and rear of a Unit; Five feet (5’) from the side of a Corner Unit. Although such property is owned by the Unit Owner, it is deemed to be Common Area as contemplated by this Declaration. Each homeowner is responsible for their home and area within 10 feet from the home. HOA covers 10 feet away from the home.
7. **What is a Townhome Building?** A Townhome Building refers to a building located on the Property containing two or more Units.
8. **What is a “Unit”?** A Unit refers to the single-family physical structure or living Unit actually built within the Townhome Building on the Property.
9. **What are the Associations Responsibilities regarding maintenance?** The association shall maintain, landscape and keep in good repair in all portions of the Common Area, including maintenance, repair and replacement if:
 - Any wall or fence surrounding the property; and
 - Any and all roads (excluding road and curbs maintained by the City of Columbus), driveways, walks, parking areas, buildings, if any, and other improvements situated within Common area, including any recreational facilities located thereon;
 - Any Utility lines, storm sewers, pipes, plumbing, wires, conduits and systems which are part of Common Areas and not maintained by the City of Columbus;
 - Any entryway treatment, entryway lighting, entryway signs and entryway landscaping for The Townes at Sonoma Pointe;
 - Any lawns, trees, shrubs, hedges, grass and other landscaping situated within or upon the common area, but excluding the Townhome Lot and Common Areas.
10. **Am I allowed to place a sign in my yard?** No sign of any kind shall be displayed within the community except one professional sign of not more than two square feet, one professionally lettered “For Sale” or “For Rent” signs of not more than six square feet. (Article VI, Section 6.09)
11. **I noticed a streetlight is out, who should I call?** The street lights are maintained by Ga Power. Call (888)-891-0938. However, if you call the Columbus Consolidated Government Citizen’s Service Center, they will coordinate with the appropriate power company to repair the street light. They can be contacted at: www.columbusga.org/311CitizenServices/ or by dialing 311 or 706-653-4000.

12. **We just purchased a new boat and trailer and plan to keep them in our driveway, is that OK?** You are permitted to park them in your drive way, unless they are completely screened from view from the street or adjoining lots by fencing approved by the ACC. No parking on the street for more than 48 hours at one time. (Article VI, Section 8.12, 8.16)
13. **Where do I park additional vehicles?** You are permitted to park operational vehicles in your garage and driveway or on the mailbox side of Townes Way. **NO PARKING** is allowed on the non-mailbox side of the road nor on any unpaved or landscaped area. (Article VI, Section 6.23, 6.21)
14. **Can I add a satellite dish to my home?** Yes, but you must get ACC approval and adhere to the guidelines on Article VI, Section 6.13; advising the dish must be placed on the roof of your Unit ONLY. Not on fence nor ground pole.
15. **Where can store my trash can on non-trash pickup days?** Trashcans are to be stored out of sight from the street at all times, only exception is on trash collection day.
16. **Can I run a business from my home?** All townhomes are restricted exclusively for single family residential use only, no trade or business is allowed. No unit shall be used for any commercial business or professional purpose, except “work at home” roles for a corporation. The work at home business should not create regular customer, client, or traffic or otherwise create a nuisance for neighbors. (Article VIII, Section 8.1)
17. **I want to get a dog, is there certain breeds that are not allowed?** Pets are welcome; **maximum of 3 pets per home.** No livestock, birds, reptiles or poultry of any kind shall be raised or kept within any unit, except generally reorganized breeds of dogs, cats and other domesticated animals are allowed. All pets shall be under leash or voice control at all times when walked outside the Unit. Picking up after your pet is required at all times. (Article VIII, Section 8.9)
18. **Can I have a party at my house for my close family and friends?** Yes, you can entertain others in your Unit, however all rules and regulations must be kept. Music and noise should be kept to a minimum after quiet hours (9:00 pm until 8:00am). Visitor parking is first come first serve and should not block roadway or other Units. No noxious or offensive activity shall be done on therefor which may be or become annoying, discomforting, embarrassing, or be of a nuisance to any other Owner or occupant of the Unit. (Article VIII, Section 8.13, 8.14)
19. **Can I lease/ rent my Townhome?** Yes, but no more than Twenty-Nine (29) Units shall be offered for lease at any one time. The Board shall maintain a listing of all Units that are currently leased. No Unit is to be leased if Twenty-Nine (29) Units are then leased. ((Article VIII, Section 8.17. H)

For any other questions please email the HOA Board at Townessphoa@gmail.com