



WELCOME TO LINDEN PLACE CONDOMINIUMS!

We sincerely hope your move-in went smoothly, and please know there are many of us here to help with answering any questions or other needs.

HOW DOES LINDEN PLACE OPERATE?

All 34 owners of units in our complex are members of the Home Owners Association (HOA) that holds annual meetings and elects members to a Board of Directors. The HOA Board meets monthly and manages all business affairs for the complex; including maintenance, capital improvements, and financial matters. It also establishes rules and regulations designed to promote harmonious living for the all residents. A professional management company is hired by the HOA Board to implement its decisions and policies.

The HOA Board operates within a framework of state laws and a set of Covenants, Conditions and Restriction (CC&Rs) that were established when the complex was first built. You should have received a copy, or synopsis, of the CC&Rs from your real-estate agent. The CC&Rs are augmented by rules that are established as needed by the HOA Board. It is these rules that most directly affect the rights and privileges of our residents. The rules, which generally reflect common sense on how to live together, have evolved over time, as needed. It is the duty of the HOA Board to enforce the rules, backed up—if needed—with a structure of fines.

WHAT ARE THE BASIC RULES?

- Guest parking spaces are for guests only
- Cars parked long-term in guest parking will be towed at owner's expense
- No parking in the driveway fire lanes (also subject to towing)
- The driveway speed limit is 10 mph
- The pool/spa area closes at 11:00pm
- General quiet time is from 10:00pm to 7:00am
- Architectural changes to any unit exterior must be submitted to the Board's Architectural Committee for approval
- The Swan entrance driveway is one-way only; do not turn left
- Recycling pickup is on Monday mornings. Please do not place recycle bins on the street before 6:00PM on Sunday nights
- Garage doors, when not in use, need to remain closed

LIVING WITH YOUR NEIGHBORS

- If you have a guest visiting long term, please request a guest parking pass from any board member from parking@LindenPlaceCondos.com.
- Please pick up after your dogs.
- Visit our website <http://LindenPlaceCondos.com>, for current information.
- If you have any questions, please do not hesitate to contact any neighbor or Board member.
- We encourage you to join the email notification list (for crime incidents & special events). To do so, please send an email to board@LindenPlaceCondos.com.

MOVE IN AND JOIN US!

Again, welcome to Linden Place. Get to know your neighbors, enjoy the pool, and help us maintain a quality environment.