

# Abbey Knoll Home Owners Association

<http://www.abbeyknollhoa.org>

[abbeyhoa@gmail.com](mailto:abbeyhoa@gmail.com)

## Some common HOA deed restriction violations:

Everyone should have received a copy of the deed restrictions when you closed on your home.

Copies are available on our web site @ <http://www.abbeyknollhoa.org>

### → You are in Violation IF you have **NOT** gotten written approval for:

- |   |  |
|---|--|
| 1) Alterations of any structure (architectural, additions, color, appearance, etc.) | 3) Children's recreation equipment (tree houses, playground equipment, basketball hoops, etc.) |
| 2) Landscaping changes (grading, fences, walks, drives, patios/decks/porches, etc.) |  |

### → You are in Violation IF you are **DOING** any of the following:

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|--|--|
| 1) Not maintaining your lot (landscaping, timely trash & debris removal, etc.)                   | 4) Not maintaining one street tree/lot (2/corner lot).             |
| 2) Storing trash container(s) outside the garage w/out being properly screened from street view. | 5) Parking RV's, boats, etc. for extended periods of time.         |
| 3) Removing trees > 6" in diameter w/out replacement.  | 6) Parking stagnant vehicles outside for extended periods of time. |

### **FENCES:** Types that can be approved - all natural/earth tone in color:

- 1) **Rear Yards:** Smooth 2" x 6" board **<or>** Natural Split Rail, 8' typical post spacing, 42" maximum height. No fence shall extend past the rear plane of the house. Black wire backing is permitted on the interior of the fence.
- 2) **Privacy:** Encasing of decks, hot tubs and patios ONLY - 4"x4" posts with 1"x4"/1"x6" alternating slats, 6' height.

### **MAILBOXES:** Only one type is approved: Mailbox (Cambridge #CMO-5), Post (Williamsburg #CPO-2)

Can be purchased at the following: [www.cedar-craft.com](http://www.cedar-craft.com).

Cedar Craft Products, Inc  
776 Reynoldsburg-New Albany Rd.  
Blacklick, OH 43004  
(614) 759-1600

### **Process for ALL Approvals:**

Contact OMNI @ 877-405-1089 or access our web site for the proper form to submit.

**NOTE:** *This is a list of the major items only, and NOT all inclusive. See your copy of our deed restrictions for additional details! Copies are available on our web site.*