

Alexander Creek Village Community Wide Standards

6/1/2020

2.1 Association Common Area Responsibility

Mowing & trimming of all common areas, fertilizing, weed control, watering berms & islands. Maintain other property dedicated to public use, including walking trail.

2.2 Association Lot Responsibility

Mowing: Lawn care provider mows on Thursday for approximately 30 weeks, starting in April and ending last of October.

Lawn Treat: Five applications including weed control & fertilizer and a grub control application.

Shrubs/Trees: Trimming of front shrubs will be provided annually, usually mid-June.

Irrigation Systems: Turning on of sprinkler system and adjustments of sprinkler heads in spring. Shutting down of sprinkler systems including blowing out lines in fall. Note: *Repairs of systems are the homeowner's responsibility.* Backflow testing is conducted by the water department, charge will be added to water bill.

Snow Removal: Must have at least a 2" accumulation of snow before service will be provided. Removal includes resident's driveways, entry steps and landing, public sidewalks and mailbox area. *No ice removal is provided.*

Door Painting: Front entry door is eligible to be painted every five years. Homeowner may select from paint colors approved by the ARC committee.

2.4 Maintenance Dues: Invoices are mailed on 10th of month prior to beginning of each quarter. Dues are due on the 1st of each quarter, January, April, July & October.

4.2 - 4.12 Improvements/Changes: All improvements or changes must be approved by the ARC committee prior to work beginning either by homeowner or contractor. ARC form should be detailed, including design, colors, photo or hand drawing when possible. *Refer to CCR's 4.3 before starting any project.*

Resident Responsibility

1. Homeowners should maintain turf, vegetation, ground cover, mulch and stone.
2. Shrubs, trees and vegetation should be kept neat. Landscape beds should be kept free of weeds. Lawns should be kept green.
3. Dead or diseased plants and trees should be removed.
4. Irrigation systems should be in working condition.
5. All homes should be maintained to a pleasing curb appeal.

6. Exterior of homes must be maintained. Vinyl siding kept free of mold and grime, decks sealed without any exposed bare wood, painted exteriors should not be faded or peeling, outdoor décor must maintain curb appeal. Fountains may be covered during winter months but must be uncovered when weather permits. All items of disrepair and excessive clutter should be removed
7. Motor Vehicles: Encourage cars to be parked in garage or driveways when possible. Inoperable vehicles, trailers and work trucks must be kept in garage. No motor homes or RV's may be parked in the community. No parking on any yard, vacant lots or common areas.

Pets

11.2 Cats and dogs:

Cats and dogs are limited to two per household. Pets must be confined to the homeowner's property on a leash in control of homeowner. Pets should be kept on leash when walking in the community. Owners must immediately remove and dispose properly of solid animal waste, this includes homeowner's property, common areas, vacant lots and undeveloped areas. No pets should be allowed to make objectionable noise or unreasonable amount of noise (as determined by the Board)

11.3 Signs:

No signs may be placed in yards or entrance of subdivision, except homes for sale signs may be placed in yard. Open house signs may be posted on the day of open house only, including at entrance of subdivision and street corner. Garage sale signs may be posted on day of sale only. **No campaign signs or advertising signs can be posted.**

11.5 NO DUMPING:

No dumping of any kind is permitted in the community, including vacant lots.

Useful Information

Streets in Alexander Creek subdivision are public streets, maintained by the City of Raymore, including snow removal and asphalt repair. City request all vehicles to be parked off street when possible. Some sections in the subdivision are emergency snow routes, therefore they are completed first city wide before the rest of the subdivision is plowed.

Fire Department offers changing of smoke alarm batteries to all Raymore residents. Resident must supply batteries.

Trash service is contracted by the city and is included with the sewer bill. Trash pick-up is on Thursday, except of weeks with holidays. Check city website for guidelines or call Constable Sanitation. Per city guidelines trash barrels should not be put out until after 5:00 pm the day before scheduled trash day.