

NHOA General Summary of RULES

SATELLITE DISHES:

Installation of satellite dishes for TV or internet must be approved by the manager. Please schedule your installs on a Tuesday thru Friday schedule so that she will be available to supervise the installation. Everyone is entitled to these services and we are only trying to control dish placement and wiring.

PARKING:

Each unit has two allocated parking spaces (three if a "D" unit) and residents must park their vehicles in the designated spaces for their unit. Designated parking for end units is the two car garage. Designated parking for two story units are a one car garage and reserved parking space. All other units have designated parking in their attached one car garage and carport. Residents may NOT park in visitor parking spaces, in front of their garages or in anyone else's designated spaces unless an agreement is made with another homeowner.

GARAGE DOORS:

Keep them closed except when entering or leaving.

PETS:

Don't forget all pets big & small must be on a leash at all times. Carry a bag to pick up after your pet when you are walking and keep your back yard free of dog and cat poop. **DOGS ARE NOT ALLOWED IN THE POOL AREA.**

TRASH CANS:

Trash is picked up on Mondays. Make sure your trash can is at least 3 feet away from any walls or obstructions. Trash cans should be returned to their designated area within 24 hours of pick ups. The designated area for end units is in the utility area next to your entryway. The two story units designated area is behind the fence at the entry. The units with carports have a designated storage area behind the fence at the top of the carport. If you want you may choose to store your trash can in your garage.

POOL:

Children under the age of 16 cannot use the pool without an adult in attendance. Children under the age of 12 are not allowed in the spa. Children wearing diapers must wear rubber pants. Each residence is only allowed two (2) guests at the pool.

LANDSCAPING:

Landscape debris and trimmings must be disposed of by the resident or contracted gardeners. Debris of any type may not be tossed over backyard fences or walls into common area or arroyo.

MAIL SERVICE:

If you happen to receive a neighbors mail in your box, please take it to them and don't put it in the trash. This delivery of mail to the wrong boxes seems to be becoming more frequent.

FIRE SYSTEM:

Do you know where your shut-off valve is located? Do you have a poster in your garage showing the location? Is your shut off valve operable? Call the office for more information.

RATS AND ROACHES:

Two of their favorite meals are pet food and bird seed. Don't feed the birds. Hummingbird feeders are OK. IRISH SPRING SOAP is a great deterrent. Put a bar of this soap inside something like panty hose and hang from the inside of your car engine. I have also attached it to some trees that are close enough to the buildings that rodents might be using these as access to the roofs. Be creative and help reduce the rodent population in Nepenthe

PEST CONTROL and WEED CONTROL

NHOA does pest control and weed control monthly on the outside of all the units. The company that we use for pest control is Arizona Bug Company and they will do the inside of your home on a one time basis or recurring basis for \$10 per month. Call the office if you are interested or want to be excluded from outside spraying for either bugs or weeds.

BATS:

Do you have an "A" or "F" unit? Those are the ones with a carport and a one car garage. If you have white streaks above the door in the entry, that is bat urine. It does not come off with any cleaning solution, except vinegar. If you place a night light in your entry way that comes on automatically at dark, it will keep the bats away. Reflective aluminum wind socks are also a deterrent. If you are proactive and install a light or wind sock call NHOA and we will come and re-paint the entry.

SECOND HOME SERVICES:

Home watch and handy-boy services are available from Zander Chesny. Call him or his mother/manager, Laura at 630 777-5188. Very, reasonable, and reliable.

NHOA WORK ORDER REQUESTS:

Requests for minor repair items may take a little longer to be repaired than you might expect. Please be patient with non emergency type repairs as NHOA is attempting to balance our budget, and still maintain quality service within a reasonable time frame while also completing our wood restoration project.

RAIN OBSERVATIONS:

All residents (*tenants & owners*) need to be aware of water flow around their units, front and back when it rains. We have 25 acres, 33 buildings, and 182 units. If you see water backing up and not flowing please report it to the office. The manager does periodic inspections during rain-storms but cannot possibly see everything.

FURNACE FILTERS:

Don't forget to clean or change your furnace filter at least twice per year. Before you start using your air conditioning and when you switch back to heat in the winter.

DRIP SYSTEMS:

These systems need to be completely removed from outside faucets before the first freeze