

## QUEENS CREST HOA BOD POLICIES

Distributed to Homeowners 2/2022

The following items have been addressed enough times that the QCHOA BOD has formulated policies regarding them.

Please store these policies with your copies of Queens Crest HOA Bylaws, Restrictions and Covenants

1. There shall be no display of politically oriented materials on the exterior of any unit, nor in any common area of the Queens Crest Development.
2. There shall be no soliciting allowed within the development.
3. Realty signs shall not be placed in any common areas or upon the exterior of any unit. A "For Sale sign" may be placed in a street facing window of the "for sale" unit.
4. If you desire to change your exterior lighting fixtures, you must choose one of the options that have been approved by the board.
5. Hot tubs are not allowed to be placed on the patio of any unit.
6. The contract for landscaping calls for mulching the beds 1 time per year and for shrubbery to be trimmed 2 times per year. If you change the landscaping in a fashion that necessitates more maintenance than this, such maintenance becomes your sole responsibility. In addition, this additional maintenance responsibility passes on to your heir/heirs and to any new owner that your unit may be sold to. It is your and/or your heir's responsibility to inform any new buyer of your unit that they are assuming the additional maintenance responsibilities.
7. The HOA pays to remove dead shrubbery. The HOA does not pay to remove shrubbery for the individual homeowner's aesthetic desires. The HOA pays for replacement of dead shrubbery if, in the board's opinion, the shrubbery needs to be replaced to maintain uniformity within the neighborhood.
8. As stated in the Queens Crest bylaws and covenants, it is the responsibility of each homeowner to maintain adequate homeowner's insurance and to provide documentation of that coverage to the treasurer of the HOA on a continual, timely basis. Due to some homeowners not providing this documentation in a timely fashion, the treasurer has the full support of the board to contact the homeowner's insurance carrier to obtain said documents
9. (Added 1/18/2021). When we at Queens Crest Townhomes lose a loved one, friend and/or neighbor we would all desire to have a permanent memorial monument erected in their honor. As an HOA we have, in the past, accommodated families' requests for placement of such remembrances. We now have the issue of limited space for such memorial monuments. Due to space issues, we must adopt the policy of no longer approving such requests.
10. (Added 2/2022) It is strongly recommended that Estate Sales be held off site of Queens Crest Townhomes. If the sale must be held on site, the following policies must be adhered to. Estate sales must be done by appointment only. The only signage allowed must be placed at the intersection of Radio Road and Queens Crest drive. NO other signage is allowed. The sale must be held in daylight hours only. The organizer of the sale must provide a parking controller who must maintain open access of all roadways. Our streets are city streets and the only way in and out for us and our neighboring developments. This fact necessitates

PROPOSED QCHOABOD Estate Sale Policy  
2/21/2022

A recent Estate Sale created an untenable situation whereby access to homes was obstructed. Due to that occurrence, it has become necessary for the Queens Crest Home Owners Association Board of Directors (QCHOABOD) to formulate a board policy regarding Estate Sales. This policy is number 10 on the enclosed delineation of QCHOABOD Policies.

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