

The following are **Frequently Asked Questions (FAQ's)** from residents of Greenfield Estates:

1. Are the CC&R's the same for all three phases?

No, there are some differences. The CC&R's for Phases 1 & 2 are basically the same. The differences in Phase 3 are outlined in the document contained in the "POA Information" tab on the Greenfield Estates web site (www.greenfieldestates.net), specifically the "Phase 3 Info" document.

2. I didn't get a copy of the CC&R's and By-Laws at closing. How may I obtain a copy?

When new residents move to Greenfield Estates, the Board of Trustees welcomes the residents with a welcome gift and a copy of the CC&R's and By-Laws of the Greenfield Estates Property Owners Association (POA). The CC&R's and By-Laws are also available on the POA web site under the POA Information link. Residents must be familiar with the provisions of the CC&R's and comply with them.

3. What do I need to do to obtain approval for improvements to my property?

As stated in the CC&R's, any plans for improving the exterior of your property must be approved in advance by the Board of Trustees. The resident must submit complete plans, and the plans must be in compliance with the CC&R's. Once the plans are submitted, the Board has thirty (30) days to review the plans. If the plans meet with the approval of the Board, a written letter of approval will be sent to the resident. If changes need to be made to the original set of plans, the 30 day period begins again with the submission of revised plans. The plans are deemed approved if the Board has not responded to the applicant within 30 days.

4. May I place a sign in my yard?

The Covenants, Conditions and Restrictions (CC&R's) governing Greenfield Estates specify that the only signage permitted is a sign advertising the property for sale. Political ads are permitted as they are protected by free speech. Such signs need to be removed after the election for which they are posted.

5. Is a certain type of mailbox required?

Yes. The information about the mailbox can be found at the end of the CC&R's for each phase. One source for the required mailbox (new and replacement) is as follows:

Cedar Craft Products, Inc.
776 Reynoldsburg-New Albany Road
Blacklick, Ohio 43004
614-759-1600

If you tell the company you live in Greenfield Estates, you should be directed to the correct mailbox. If in doubt, please refer to the CC&R's.

6. What is the best way to maintain my mailbox?

The CC&R's require that residents maintain their properties, including mailboxes. The stain recommended by Cedar Craft Products is Olympic Natural Cedar Semi-Transparent Stain #716 which may be purchased at any home improvement store. You may also use latex paint where the color is compatible with your home.

7. Are residents required to use one trash collection company?

No, residents are free to choose their trash collection company based on their needs in that area. While it makes much sense to have one trash collection company provide this service, the Board of Trustees has decided this is a personal choice. However, please be mindful that many different trash collection trucks in our neighborhood mean additional heavy traffic on our roads.

8. Is there a specific time when I need to put my trash out for collection?

According to the CC&R's, trash must be put out for collection not more than twelve (12) hours prior to collection. Most trash collection companies advise customers to put their trash out the night before the scheduled pick-up since some have early pick-up times. If you happen to miss the trash pick-up, you must bring the trash back to your garage.

9. Is recycling offered in Greenfield Estates?

Recycling is not offered in Greenfield Estates. However, Greenfield Township, in cooperation with the Fairfield County Community Action Agency, sponsors recycling trailers at the Greenfield Township Firehouse at the corner of Havensport and Election House Roads.

10. How much are the annual dues and when must I pay them?

The dues are set annually by the Board of Trustees. For several years, the annual amount has been \$75.00. Dues notices are sent to each resident in early December and are payable by January 1. Dues money is used for upkeep of the front entrance, communication with residents, and compliance with issues required by the CC&R's and/or By-Laws. A complete accounting of all expenditures is provided to residents at the annual meeting. Residents who do not pay their dues in a timely manner will have a lien placed on their home.

11. Is there a Neighborhood Watch in place in Greenfield Estates?

Yes. A Neighborhood Watch program was put into place in early 2010 in cooperation with the Fairfield County Sheriff's Department. Neighbors are encouraged to be on alert for any unusual and/or suspicious activity and contact the Sheriff's Department to report such.

The Fairfield County Sheriff's Department sponsors a Vacation Check program. This program means a deputy will come to your home while you are away on vacation and check to see if everything is in order. The deputy does not enter your home but checks the exterior. You may schedule a Vacation Check by completing the form online or by calling 740-652-7900 or 614-322-5250.

12. When is the annual meeting scheduled?

The By-Laws of the POA require that the annual meeting be held sometime in the first quarter of the year. It has typically been held toward the end of March.

13. Are there restrictions on garage sales in Greenfield Estates?

Yes. The Board of Trustees currently allows one (1) garage sale date per calendar year, and the dates are announced well in advance. The Board pays for advertising for these garage sales.

14. Does the POA sponsor any events to help neighbors get to know each other?

Yes. The Board of Trustees sponsors a subdivision Trick-or-Treat event for the children of the neighborhood. This event is typically held on a Sunday afternoon around Halloween. Residents who wish to provide treats (or tricks) for the children typically sit at the end of their driveway.

15. What should I do if I have a complaint against a neighbor?

If the complaint involves an alleged infraction of the CC&R's, the Board of Trustees encourages residents to attempt to work out such issues with neighbors in a proactive and friendly manner. If such an attempt is not successful, please contact one of the POA Trustees. Other more serious complaints should be directed to the appropriate legal authorities.

16. I'm concerned that some drivers do not follow the 25MPH posted speed limit. What should I do?

This issue has been addressed numerous times at annual meetings and in newsletters. Residents who observe speeders are encouraged to call the Fairfield County Sheriff's Department. Information such as color, make, and model of car plus the license plate number is very helpful to the deputies.

17. Which residents are on the Board of Trustees and how are they chosen?

Five (5) residents serve as Trustees and are elected to three-year terms. Residents vote for Trustees prior to the annual meeting each year there is a vacancy.