

Property Maintenance Reminder

This reminder is another in a series to remind residents of what is contained in the CC&R's governing Greenfield Estates. This reminder is in a separate document because the Board of Trustees believes it is important that everyone understands what is in the CC&R's regarding maintaining properties in Greenfield Estates.

Most residents do a great job maintaining their properties. Many of you have contracted with a lawn company to control weeds and fertilize your lawns, and you fix things when they fall into disrepair. The Board of Trustees thanks you for keeping your property looking nice. However, recently the Board of Trustees has had to bring property maintenance issues to the attention of several residents, and that is the reason for this special addendum to the newsletter.

One section of the CC&R's that deals with proper maintenance of properties in Greenfield Estates can be found in item #18. This section, in part, states the following:

“All trees, shrubs, grass and plantings of every kind on any lot shall be kept well maintained, properly cultivated and free of trash and unsightly material. No weeds, underbrush, or other unsightly growths shall be permitted to grow or remain anywhere on any lot and no unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon.”

Another section (item #19) goes on to say the following:

“No lot and no dwelling or other improvement on any lot shall be permitted to become overgrown, unsightly or to fall into disrepair and all dwelling and improvements shall at all times be kept in good condition and repair and adequately painted or otherwise finished in accordance with the specifications established.”

It is important to know that Section 19 also provides that the POA can make any necessary improvements, repairs, etc., that you choose not to do on your own and bill you for those repairs. By being a property owner in Greenfield Estates, **you agreed to these terms when you purchased your property.** Please keep in mind that the CC&R's governing Greenfield Estates is a legal document, are on file with the Fairfield County Recorder's office, and were put in place when the POA was formed and incorporated with the State of Ohio.

If you have unsightly objects, store them behind closed doors (garage, basement, etc.). Make sure your landscaping is trimmed and weeds are removed as needed. If your home falls into disrepair (siding blows off, gutter falls off, etc.), get it fixed as quickly as possible. It is everyone's responsibility to make sure their individual property is well-maintained. The condition of each property in Greenfield Estates reflects on all other properties. There are folks who are trying to sell their homes in our neighborhood (we will all be there some day), so it is necessary that each of us put our best foot forward when it comes to maintaining our properties.

