

Important Association Reminders to Unit Owners

PLEASE READ

Parking on the street between 2 AM and 6 AM is in violation of Strongsville city ordinance. Police will be called to ticket vehicles.

Do not drive or park on the sidewalks, particularly near the mailboxes. This includes blocking the sidewalk with your vehicle. Police will be called to ticket vehicles. Further the association is responsible for repairing sidewalks that get cracked due to cars parking on them. This is an unnecessary expense that causes the association to spend funds that could be used elsewhere within the common property.

Do not park on the Fire Hydrant side of the street. This is a Strongsville Ordinance. Police can ticket you.

Vehicles should not be stored in the driveway. Vehicles in driveways not properly licensed can be ticketed. See Article VI Section 8 of the Ledgewood Covenants and Restrictions. *

Check to make sure the light bulb in your post light is not burnt out. The post light is a Ledgewood requirement.

ANY CHANGES TO THE EXTERIOR OF YOUR UNIT MUST BE APPROVED BY THE BOARD OF DIRECTORS! The association has noticed many unit owners not following this requirement. The association maintains the right to fine unit owners for unauthorized changes and require unit owners to remedy the situation. Even if changing like for like items the Board of Directors should be notified of work to be done on the outside of the unit. Replacement doors must be painted Black or Brown and should be approved by the Board of Directors.

PLEASE MAINTAIN THE AREA AROUND YOUR UNIT
THE CLIFFS BOARD OF DIRECTORS WORK TIRELESSLY TO SAVE UNIT OWNERS MONEY. WE ENCOURAGE UNIT OWNERS TO WALK AROUND THEIR UNITS AND TAKE NOTE OF ANY BIRD HOLES, BEE HOLES, WOODPECKER HOLES OR OTHER DAMAGE TO THE SIDING. PLEASE CHECK THAT YOUR GUTTERS AND DOWNSPOUTS ARE FIRMLY CONNECTED. ALWAYS INFORM THE ASSOCIATION OF ITEMS THAT THE ASSOCIATION IS RESPONSIBLE FOR MAINTAINING.

(OVER)

Do not allow rubbish to accumulate around your unit. Always use lids on rubbish cans to keep animals from tipping them and creating a mess. It is the unit owner's responsibility to pick up trash, newspapers and litter in their driveway and front yard. Landscapers do not pick up trash.

Rubbish cans should be put at the end of your driveway and not block sidewalks. Rubbish should not be put out until after 4 p.m. on Mondays and cans should be taken in by end of Tuesday and not left out.

Check your outdoor can lights and remove any bird nests that may have been constructed over the spring and summer. These are a fire hazard.

It is against the Ledgewood Association covenants and restrictions to run a business out of your unit.

No sign of any kind shall be displayed to the public view on any Lot except one sign of not more than five square feet advertising the property for sale or rent. Article VI Section 9 of the Ledgewood Association covenants and restrictions. *

The Cliffs Association Monthly Assessments are due on the 1st of the month and considered late after the 10th of the month. A \$25 fee will be assessed to the account if assessment is not received by the 23rd of the month. Monthly assessment billings are mailed just after the 10th of each month. The association will follow the collection procedure outlined on the Cliffs Association Website to enforce collection.

The Ledgewood Association Yearly Assessment is due by January 1st each year. These assessments are separate from The Cliffs Association monthly assessments. Unit owners are required to pay and should mail this yearly assessment to Ledgewood. The Ledgewood Association will place a lien on units and pursue foreclosure if this yearly assessment is not paid. See Article V of the Ledgewood Covenants and Restrictions.

The Cliffs Association web page is at <http://www.thecliffsassociation.org>

*The Ledgewood Covenants and Restrictions can be found on the association web page at <http://www.ledgewood.org>