

Important REMINDERS AT-A-GLANCE!

Regardless of whether you are a current owner, a new owner, a new tenant or a short-term visitor, please take a moment to review this letter, it will help you avoid the most frequent mistakes made by residents.

You can avoid frustration and expense by reading and understanding the Association Governing Documents and Rules & Regulations found on our website www.cimarronponds.org. If you have questions, please ask a Board Member.

Do absolutely nothing to the exterior of your home or yard without prior written permission of the Board. Even planting a bush in front of your home requires prior approval, as does interior renovation if in doing so you or your contractor needs a dumpster, Pod, or Green Disposal Bag.

A Board Member Responsibility chart is available on our website and is updated whenever there is a change in officers or duties. Please consult that chart for information on which Board Member to contact if you have questions.

The speed limit throughout CPHA is 30 mph. We have several walkers, residents and outside neighbors who need your consideration when you are driving through the neighborhood.

Lawn cutting is provided weekly on Tuesdays, weather permitting. Our contractor is not required to move lawn furniture, pots, statues or other objects nor are they required to do any special request mowing or trimming. If you have "things" like this, make sure they are off the grass by 7AM on Tuesdays.

No patio surface area to put your "stuff"? If you have a three- or four-season porch, city regulations require the cement slab be removed as a condition of adding the porch. There may be ways to address adding a surface, but the City of Plymouth does have restrictions. Ask a Board Member for details.

Household pets, at mature size, may not be more than 20" at the shoulder, specifically at the withers, the highest point of the shoulder located just below the neck. All dogs must be registered with CPHA, required dog tags must be attached visibly to a leash. They must be leashed by the owner or the renter when on Common Property or on the owner's property. See our website for more information.

Pet droppings must be picked up daily. For health and safety reasons, our contractor reserves the right to not mow yards or adjacent common areas that have dog droppings.

Adding a new garden/landscaping? Submit the proper form found on our website detailing your plans and then wait until you receive written notice before you start. The drawings do not need to be formal. A sketch detailing 'what goes where' is just fine. All paperwork should be e-mailed to cp.concernform@gmail.com OR placed in the designated mailbox (by the front door) at 991 Yuma Lane.

Helpful things to know about your new neighborhood

- **Trash pick-up** (brown container) is included in your monthly Association fee. Pick-up is on Friday morning and is provided by Republic Services (763-972-3335). If a holiday occurs on a weekday, trash will be picked up on Saturday. The authorized container may be set out on Thursday evening. It should be located at the end of your driveway for pick-up with ample room on both sides to allow for the automatic "arms" to pick it up. To obtain or replace your container, submit a concern form.
- **Curbside organics collection** (blue container with an orange lid) is also picked up Friday morning. The authorized container may be set out on Thursday evening. All households pay for organics recycling through their utility bill, like regular recycling. Residents must sign up to receive an organics cart to get started. Sign up and learn more at plymouthmn.gov/organics. To replace your container, submit a concern form.
- **Recycling** (blue container) is picked up every other Friday morning. The authorized container may be set out on Thursday evening. It must be placed on the opposite side of your driveway, away from your trash and/or organics containers, to allow the automatic "arms" to pick up the container for dumping. To obtain or replace your container, submit a concern form.
- **Requests for alterations to landscaping or trees** on your property must be approved by the Board prior to work commencing. Before you dig anywhere on your property, call 811 to have utility lines marked at no charge. No alterations to the irrigation system are permitted. Required approval forms can be found on our website.
- **Alterations to landscaping or trees on the common grounds** and around the pond banks are not permitted. If you are unsure of where your lot lines are located, plat survey drawings are available on our website. The association is not responsible for any costs related to a professional survey obtained by a homeowner to determine, for example, but not limited to, boundary lines, improvements, or any specific concerns regarding the property.
- **The City of Plymouth Pet Ordinance** is enforced by the City of Plymouth. Additionally, CPHA has a size restriction for dogs. Dogs must be no larger than 20" at the shoulder (withers) at full growth. All dogs must be registered with CPHA, required dog tags must be attached visibly to a leash. See our website for more information.
- **All streets in Cimarron Ponds are classified as public streets.** The City of Plymouth prohibits overnight parking between the hours of 2 AM and 5 AM year around. Snow emergency notices are available from the City of Plymouth through email alerts. Check the City website for information.
- **Exterior insurance is covered by a master policy held by CPHA.** A copy of the master policy can be found on our website. The interior insurance is your responsibility, all homeowners should have an HO-6 policy that protects their unit, everything it contains, provides liability coverage, loss of use coverage and more. Talk to your insurance agent about obtaining appropriate coverage.

- **Features that were not originally provided** on the homes are the responsibility of the homeowner. These include three- or four-season porch additions, storm/screen doors, skylights, solar tubes, and stove vents which are externally vented. Only original construction is the responsibility of the Association.
- **Homeowner is responsible for shutting off the water** to the OUTSIDE WATER FAUCET PRIOR TO WINTER. A water shut-off guide can be found on our website.
- **Screened patio porches are popular here.** They are installed in the spring and must be taken down in the fall (by October 30th). Any damage to the building or roofs from the porches, including not removing them in the fall before it snows is the responsibility of the homeowner.
- **Damage to garage doors is the homeowner's responsibility**, including springs, tracks, spring shaft cables and door openers. In 2001 the Association replaced all the original doors.
- **Feeding wildlife** is prohibited.
- **An underground irrigation system** covers all private property and the common grounds. Absolutely no alterations or modifications to the irrigation system are permitted. Homeowners will be responsible for the cost of any necessary repairs or damage. If adjustments to the heads are needed contact a Board Member.

LM 4/26