

## Summer Issue - 2020

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Sterling Hills Townhome Association \* 5241 X Street, Lincoln NE 68504 \* 402-464-1103

# townhome *living*



### Important Information>>>

#### **Fence Policy**

The fence policy was created to assist homeowners and members of the Townhome Association (THA) and to explain criteria used by the Board of Directors (BOD) in reviewing fencing applications submitted by titleholders of the townhome properties. As elected officials of the THA, the acting BOD is authorized to manage this policy for the THA. Under Section 6.a of the Covenants, "**Fencing shall not be constructed without the prior written consent of the Corporation**". A copy of the fence policy and a fencing application may be downloaded from the Sterling Hills THA web site or by contacting the THA Office.

#### **Member – Landlords**

The Association wants to remind members who are landlords that it is their responsibility to inform those who rent from them about Association Policies and Covenants. This newsletter and other information pertaining to the Association is posted to our website and updated on a regular basis. Please help us by keeping your renters informed.

**Information on Covenants, Policies and Procedures may be found at:**

**[www.Sterlinghillstha.org](http://www.Sterlinghillstha.org)**

#### **Covenant Enforcement Policy and Procedure**

As Officers of the Board of Directors in a covenant protected community, we recognize the real and perceived value of our community centers around reasonable and consistent property standards. We further recognize a very important part of the consideration prospective property owners make when selecting a community in which to live and invest in, is the condition, quality and curb appeal of the community they are considering. To standardize the quality and level of maintenance and care afforded a community, the original community developer established declarations of covenants. As a community, we supplement those declarations of covenants with more specific standards of care and behavior with rules and regulations and/or policy guidelines. In a perfect world, owners would fully and timely comply with all the requirements and responsibilities necessary in our community. We understand, realistically, for those few individuals who choose not to conform to and comply with the documents those individuals originally agreed to abide by, enforcement action and monetary penalties are sometimes necessary to garner cooperation and follow through from owners who choose to violate the laws of our community.

For all violations, the fine for a first violation of a Covenant, Policy, Rule, Regulation and/or Guideline will be no more than \$50.00. The fine for a second offense of the same nature will be no more than \$100.00 above the amount of the previous fine. Subsequent fines for similar offenses will increase by no more than \$100.00 above the amount of the previous fine per subsequent offense, unless in its sole discretion, a greater amount is deemed appropriate by the Board of Directors. The fine for violation vehicles and RV vehicles will be no less than \$10.00 a day.

The Board of Directors may contact law enforcement authorities, any regulatory or licensing authorities or other third parties regarding the alleged violation, but any action or decision by those parties shall not bar the Board of Directors from proceeding with covenant enforcement action. It shall be the general policy of the Association to issue fines only after giving the owner every opportunity to correct the violation. Fines assessed against the owner of the property will become assessments collectable against the property pursuant to the Declarations and Nebraska Law and will be collected in the customary manner and pursuant to the business practices of the Association.

# To our **members...**

*Sterling Hills Community continues to change as new members purchase homes in the neighborhood and old members leave. Change also brings questions. In this issue, we have tried to address a few of the questions asked, regarding member and association responsibilities, fencing, rentals, cable installation, parking, RV's, trailers, and common areas. More detailed information about these articles may be found in Association Covenants and Policies on the website.*

## **Internet and Cable TV Service Installation**

Easements are provided for land phone, internet and cable TV service providers at the front of all townhouse units. New connections for these services must be located at the front of the townhouse or through the garage area. Utility easements do not exist at the side or rear yards of townhouses. The Association uses these areas for a community sprinkler system and its controls. Cable laying above the ground is not allowed, as it interferes with mowing and maintenance of the lawns. Cost of repair for damages to existing association sprinkler lines, drainage areas, or private lawns, caused by trenching will be assessed to the titleholder of the property receiving the service and shall be a lien upon the lot assessed if it is not paid.

## **Parking Policy, RV's & Trailers**

No recreational vehicle shall be parked or stored upon any lot within the Properties for more than **14 DAYS** during any calendar year except within an enclosed area. It is an understanding of the Association that the term "within an enclosed area" to mean the home owners garage. No recreational vehicles are allowed to be parked on driveways or roadways unless it is for loading and unloading. This includes trailers, utility vehicles and construction equipment. Vehicles stored in the **GUEST PARKING** areas are subject to towing after 24 hours. Vehicles parked in **NO PARKING** zones will be towed. Please refer to Section 12 of Association Covenants and Parking Policy for more information.

## **Townhome Properties and Association Common Areas**

The Association owns 3 outlots or Common Areas at Sterling Hills to accommodate pedestrian and vehicle traffic, storm drainage, and green area density for the Community. Townhouse lots along Yankee Hill Road, are next to one of these outlots or common areas. This is located between the rear yards and Yankee Hill Road right-of-way. In most cases, lots in this area are only 67 feet deep from the front of the garage to the back lot line. Lots at the west end of Sterling Hills are along an outlot which extends past the rim of the detention cell to the east. In most cases, these lots are only 65 feet deep from the front of the garage to the rear lot line. When you plan improvements for your yard in these areas, the Association recommends that you get a land survey of your lot beforehand in order not to encroach into the outlots or Common Areas. They are owned and maintained by the Association and are not a part of the individual lots.

Each member is responsible for the proper upkeep, care, maintenance and exterior appearance of the improvements located upon their townhome lot for the purpose of maintaining a high quality and attractive development. In the event any member fails or refuses to perform any required townhome maintenance, the Corporation after seven (7) days' notice to the member in default, may perform the required work or maintenance. The actual cost of performing the work or maintenance together with a 10% administrative fee shall be the personal obligation of the member who is or was the legal titleholder of the lot failing to perform the required maintenance obligation, shall bear interest at the rate of 14% per annum and shall be a lien upon the lot assessed.



## **Board of Directors**

**Jason Dugger**  
President

**Allison Alber**  
Vice President

**Paula Dicero**  
Secretary and Treasurer  
THA Manager

## **Office Hours**

**9:00 am - 4:00 pm**  
**Monday – Friday**

## **Dues**

Association dues are presently \$75.00 a month and are due the first day of the month. Monthly invoices are no longer mailed to members, however statements and past due notices are mailed to members who are late with payments. A finance charge is assessed to every account over 30 days past due. Past due accounts may also be turned over to a professional recovery company for collection and a lien filed against the property. Please refer to Section 29 of the Covenants for more information regarding Member and Association responsibilities and rights regarding collection of dues. Make checks payable to: STERLING HILLS THA and mail to:

**Sterling Hills THA**  
**5241 X Street**  
**Lincoln, NE 68504**