



## **Townhouse Association**

1 Perralena Lane Hot Springs Village, AR 71909  
Phone (501) 922-1375 Fax (501) 915-9347 Email Address [hsv.tha@sbcglobal.net](mailto:hsv.tha@sbcglobal.net)

### **FREQUENTLY ASKED QUESTIONS**

1. When I buy a townhouse, do I own any of the land around the townhouse?

Yes, you own the property within the platted property lines. A copy of the plat map may be obtained at the HSV Townhouse Association office. Because the land was not surveyed at the time of construction, there may be some variations. Questions need to be resolved by the Association's Board of Directors at the time of inquiry.

2. Are townhouses and condos insured the same?

No. When you buy a townhouse, you are responsible for repairs and maintenance of the inside and outside of the dwelling. Townhouses should be insured just like a free-standing house would be, with the exception of the common wall.

3. May I add onto my townhouse?

Yes, providing the addition does not extend past the platted lines for that townhouse and a Building Application has been submitted to the HSVTHA. The addition must be approved by the HSVTHA Architectural Review Committee (THA ARC and the HSVPOA Architectural Control Committee POA ACC). Depending on the type of addition, approval from the adjoining owners may be required before the application will be considered.

4. May I paint or roof my townhouse any color I want?

No. In 2001 the HSVTHA Board of Directors approved the roofing and painting guidelines submitted by the HSVTHA Standards, Control and Capital Improvement Committee. These guidelines require all townhouses in a section to have the same roof and paint colors.

Approved paint and roofing colors can be seen at the Townhouse Association office.

Paint and Roofing applications must be approved by the Association office before work can begin.

5. What if I want to roof or paint a different color than what is approved?

In some courts all the townhouses are painted and roofed the same colors. In these courts, townhouse owners are not allowed to change the colors.

In the other courts where there is no consistent color throughout the court, owners in a section can get together, decide on a color, and submit an application to the Townhouse Association for approval.

6. When are assessments due?

Assessments are due on the 1<sup>st</sup> day of each month.

Coupons are sent to townhouse owners at the end of each year for the following year.

Owners can pay by check, automatic bank draft, or bank on-line checks.

7. What is Limited Common Property?

Limited Common Property (LCP) means all real property and appurtenances owned by the Townhouse Association for the common use and enjoyment of the members of the Association, tenants and their guests.

8. What do the HSV Townhouse Association monthly assessments cover?

Direct Court Expenses of General lawn care – mowing, weed-eating, blowing, trimming of shrubs, and watering of the grounds.

Direct Court Expenses of Grounds maintenance care – fertilizing grass areas, weed control, tree cutting and trimming, refurbishing gravel areas, re-seeding grass areas, erosion control, etc.

Direct Court Expenses of the Maintenance of capital items – trash corrals, drains, bridges, steps, water irrigation systems, etc.

Shared Expenses of the maintenance of the limited common property in that specific court, and the operating expenses for the Townhouse Association to do business. Shared expenses are \$16.67 per month per townhouse.

9. Unless I have a private driveway, how many parking spaces do I have for my townhouse?

Townhouse owners are allowed two parking spaces closest to their townhouse. However, when Cooper Communities built the townhouses some courts did not have enough parking spaces for each townhouse to have two spaces. In this case, townhouse owners may utilize "overflow" parking areas. Examples: Desoto Courts and a few townhouses in Valencia Courts.

10. May I park a boat or trailer in my parking space?

No, not on a regular basis. There is a 72-hour limit. They must be parked in one of the two parking spaces allowed for the townhouse. If the trailer is too large for a parking space, it may not be parked in the court. Habitual parking is prohibited.

11. May I put up a fence?

The majority of the time the answer will be no. However, depending on the location of the townhouse a small 3' picket type fence may be allowed within the lot lines of the townhouse, providing the other owners in that section do not object. A Building Application is required and needs to be submitted to the HSVTHA Architectural Review Committee & the HSVTHA Standards, Control, and Capital Improvement Committee for their approval.

12. What about Trash Disposal?

**DO NOT PUT LOOSE TRASH IN THE TRASH CAN OR ON THE CORRAL FLOOR!!** All trash must be secured in plastic bags, **No Exceptions.**

All boxes are to be cut down or flattened out and should fit in a trash can.

Trash corral debris is normal household waste only, not lawn debris, such as grass, leaves, twigs and limbs.

Other items, such as furniture or construction materials, should NOT be put in the corral, as it will not be picked up.

Please call the POA Public Works Dept. at 922-5524 to make arrangements and get rates for a special pick up of these items.

13. Trash for Nightly & Long-Term Rentals.

The Association requests cleaning people and renters must be informed of the trash procedures.

14. Pets and Townhouses

Pets should be controlled at all times and on a leash.

Owners/Renters are responsible for picking up after their pets in **ALL AREAS** of a court. Gravel areas **ARE NOT "DOGGY BATHROOMS"**.

Leaving pets outside for extended periods or tied to trees, especially on common property, is prohibited.

15. If a court streetlight is out, who should be notified?

Contact the POA Public Works Department at 501-922-5524. If possible, please provide the streetlight number located on the lower half of the post. The number starts with the letters, SL.

16. Who is responsible for trimming or cutting down trees?

The THA, if the tree is located on LCP, and the owner of the townhouse, if it is located on their platted lot. A Tree Cutting Application is required.

17. Are barbecue grills allowed?

Charcoal grills should not be used on wooden decks. (Ashes and/or charcoal are a fire hazard.) Propane or electric grills are allowed.

18. What about fire pits?

All fire pits must be registered at the Cortez Fire Station at 110 Cortez Road, phone number 501-922-2210. A permit must be obtained.

19. Who is responsible for maintenance of driveway, sidewalk, parking area, and utility lines?

It is the owners' responsibility to maintain the driveway, parking areas, sidewalk leading to the door(s), and utilities. The parking area and utilities may be on limited common property, but an easement to that property is granted. The THA contracts paving of the entire parking areas, when needed, using court funds.