

3 Cherry Way's HOA Realtor Guidance

For Sale Signage

- One (1) sign advertising a property for sale is permitted. Such signs must not exceed six (6) square feet. Signs are to be displayed in the window of the unit or landscape mulched area adjacent to the unit which is for sale.
- For Sale signs are not to be placed in other common property.
- "Open House" signs are only permitted on the day of the open house and must be placed in the mulched area adjacent to the unit which is for sale.
- Real estate signs must be removed within 48 hours of closing.

Individual Open House

- The 3 Cherry Way HOA Board of Directors does not need to be notified.

Community Open Houses

- The 3 Cherry HOA Board of Directors must be notified of such events.

Food Trucks

- Food trucks are not permitted.

Door Tags

- Door tags of any type are not permitted. Solicitation is not allowed.

Basic 3 CW HOA Information

- How much are the assessments, and when are payments due? **The monthly assessment is \$255 and due on the 1st day of each month.**
- What do the assessments cover and not cover? **Monthly assessments cover trash removal, landscaping, annual termite treatment, certain exterior end-of-life maintenance, e.g., roofs and Clubhouse and pool maintenance. They do not cover individual utility costs and certain repairs to homes.**
- What procedures are in place to collect delinquent assessments? **The 3 Cherry Way Violation Compliance and Enforcement Policy and Procedures outlines the process used by the HOA to collect delinquent assessments.**
- How often can assessments increase and by how much? **The maximum annual assessment may be increased no more than 10% by the Board of Directors of the Association without a vote of the Members. If the annual assessment is not increased by the maximum in any given year, the difference between any actual increase which is made and the maximum increase permitted for that year shall be computed and the annual assessment may be increased by that amount in a future year by the Board of Directors of the Association without a vote of the Members.**
- Does the community have a healthy reserve to fund major, long-term maintenance and repairs? **In addition to 3 CW HOA's Operating account and Pre-Reserve account, the HOA has an account with S.A. Stone. The HOA has purchased several CDs and will continue to do so.**
- Are there restrictions on renting a property? **All rentals must have written approval from the Board of Directors. No more than 10% (twenty (20) total) of homes shall be leased or rented at any given time. Rentals for less than twelve (12) months are not allowed.**
- Is the community age-restricted? If so, what's the policy on underage residents? **Units must be occupied by at least one person of the age of 55 or older. Although children, grandchildren and other visitors under the age of 18 years are welcome to visit from time to time, no such visitors under the age of 18 shall be permitted to become permanent residents without prior approval of the Board of Directors of the Association.**
- What are the rules related to pets, flags, outside antennas, satellite dishes, solar panels, electrical vehicles, clotheslines, fences, patios, parking and home businesses? **The 3 CW governing documents provides guidance on these topics.**
- How often does the association communicate with residents? **The BOD emails the community on a regular basis to provide information regarding changes to a governing document, maintenance being performed throughout the community, etc. Additionally, there are two General Membership Meetings each year and monthly Community Meetings.**