

Stonegate Farms HOA, Batavia Ohio

WWW: Stonegatefarmshoa.org

Items of Interest

Declaration of Restrictions, Conditions, Easements and Covenants are governing documents, read for Details

Homeowners Association

Stonegate Farms HOA is an organization of Residents. The HOA is a non-profit corporation operating under recorded land agreements. The major responsibility of the Association is to protect the investment made in Community Facilities. Through the maintenance of those Facilities and enforcement of the Covenants and Restrictions, individual property values are enhanced. This is volunteer organization.

Official Documents

Articles of Incorporation

Declaration of Restrictions, conditions, easements and covenants

By Laws

Restrictions: Not all inclusive

No Above Ground Pools

No Sheds, no pole barns, no above ground tanks.

Trailers, boats, Tractors, RV's and similar items need to be stored out of sight, including out of neighbors sight. Generally means no outside storage, only short term for loading, etc.

No Signs, no advertising

Fences, in-ground pools, dish antennas and garages all need approval. Check for guidelines on distance to property line. Check Zoning and building permits.

Architectural Guidelines

All exterior changes, additions, garages need to be approved by HOA Architectural Committee.

Garages need to have garage doors facing away from the street.

Driveways shall be asphalt.

Mail Boxes shall be the same throughout subdivision.

Check on building materials, no vinyl siding, no aluminum siding.

Community Facilities

All community Facilities are located on **Private Property** through the use of Easements, Thus no **Common Areas**. **HOA owns no Real Estate.**

Typical Community Facilities (Not all inclusive)

Entrance Features, includes stonework, landscape, & trees at entrance

Fence and trees along Rt. 222

Street lights and street signs

Retention Ponds (required, reference Clermont County Storm Water District)

Dues

Set by HOA, by vote to maintain Community Facilities. Late fees are 5 times the dues.

Please note HOA has the authority to place liens and Foreclose on property owners who are behind in dues.

Reserves – Why we have them

Reserves are a legal requirement of HOA's to set aside money for future repairs and replacements of the Community Facilities. Reserves and Financial responsibility directly affect the resale value of homes in the community.

Fines

Fines can be assessed for Violations of Terms of HOA, including improper storage of equipment, trailers, RV's, boats and other violations of the Covenants.

Sale and Rental of Home

When you sell or rent your home, you need to transfer, not only your property, but also the responsibilities of membership in the Stonegate Farms HOA.

If you sell, your buyer will automatically become a member of the Association and be subject to the Covenants and By-Laws.

Please use website www:Stonegatefarmshoa.org for documents required to pass on to new owners. Also please do not wait till the day before closing to ask for the status of Dues and Financial information, this happens. We are not always available and would not want to delay closing.

If you rent, YOU, not your tenant is held responsible to the Association for your tenant's behavior. The owner remains responsible to pay association dues and any penalty should dues not be paid timely.

Private Drives

There are two private drives in the subdivision; these are the responsibility of the homeowners to maintain and including snow removal.