

Minglewood Homeowners Association, Inc.

Resale Frequently Asked Questions

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ABOUT MINGLEWOOD:

- Minglewood Homeowners Association, Inc. is comprised of 96 townhome units.
- It is one association (No Master Association or Sub-Association).

WHAT ARE THE COMMON EXPENSES COVERED?

- Landscaping of common areas as defined in Article 5, Section 1 of the CC&R.
- Landscaping of all Townhomes Lots, as defined in Article 17, Section of the CC&Rs.
 - Landscaping of the rear yards which are fenced in are mowed, if compliant with all guidelines laid out for townhome fencing in Section 3.03 of the Magnolia Park Guidelines.
- Annual termite inspection/warranty.
- Maintenance of roofs, gutters, down spouts, trim, and siding as detailed in Article 17, Section 2 of the CC&Rs.
- Maintenance of common structures including a SCMs, pergola, mailbox kiosk, entrance monument and lighting, and any other common areas as defined in Article 5 of the CC&Rs.
- Liability Insurance as required in the CC&Rs.
- Employment of counsel, accountants, and other professionals for the Association as detailed in the CC&Rs.
- Any other common expense as defined in Article 5 of the CC&Rs.

ARE RENTALS ALLOWED?

- Yes.
- Short-term rentals are prohibited, as defined in Article 10, Section 4 of the CC&Rs.
- Leases apply to the entire lot, see Article 10, Section 4 of the CC&Rs.
- No portion of any Lot or any Dwelling constructed on a Lot shall be occupied by more than one family as defined in Article 10, Section 4 of the CC&Rs.
- No signs are permitted without prior written consent of the AR Board, as stated in Article 9, Section 5 of the CC&Rs.

WHAT IS THE ASSESSMENT RATE AND FREQUENCY?

- 2024 Townhome Assessment: \$165.00 monthly.

IS THERE A TRANSFER FEE?

- Yes, there is a transfer fee charged by Elite Management. The base price is \$200 if the request is received more than 5 days in advance. The rush fee varies from \$20 - \$75 depending on when the attorney needs the demand. There are also increased fees if the attorney asks for more documents, like the budget or copy of the covenants.
- Total costs generally range from \$200.00 to \$275.00.

ARE EXTERIOR CHANGES ALLOWED?

- Yes, however, all exterior changes require the submission and approval of an ARC request.
- Garages may not be converted into a living space

HOW CAN I GET A COPY OF THE ASSOCIATION'S BUDGET OR RECENT FINANCIALS?

- You will have to contact the seller. That information is available to all homeowners via the website.

IS STREET PARKING ALLOWED?

- Street-side parking is prohibited, unless temporary parking by guests or visitors, as defined in Article 10, Section 7 of the CC&R.
- Overnight street parking is prohibited.

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