



PRESTWICK AT MACGREGOR HOA

PRESTWICK AT MACGREGOR HOA \$400 / MONTH

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MACGREGOR DOWNS HOA \$120 / ANNUAL

CONTACT: RS FINCHER 919-362-1460

MAINTENANCE & EXTERIOR COVERAGE

- **COVERED BY HOA:** EXTERIOR BUILDING MAINTENANCE, ROOF INSTALLATION, MAINTENANCE, AND REPLACEMENT, DRIVEWAYS, SIDEWALKS, AND PRIVATE STREETS, COMMON AREA MAINTENANCE AND LANDSCAPING (MOWING, PRUNING, EDGING, FERTILIZING), GUTTERS AND DOWNSPOUTS (INCLUDING STANDARD EXTENSIONS), LEAKS AROUND CHIMNEYS AND CHIMNEY CAPS, SCHEDULED EXTERIOR PAINTING, AND MAILBOXES/POSTS.
- **NOT COVERED BY HOA (HOMEOWNER RESPONSIBILITY):** WINDOW, DOOR, AND GARAGE DOOR REPLACEMENTS, GLASS SURFACES AND WINDOW SILLS/FRAMES, SKYLIGHTS, EXTERIOR LIGHTING FIXTURES, TERMITE DAMAGE/BONDS, STRUCTURAL RAFTER REPAIRS, AND FANCY/CUSTOM DOWNSPOUT EXTENSIONS.

RULES & ARCHITECTURAL GUIDELINES

- EXTERIOR CHANGES (WINDOWS, DOORS, SKYLIGHTS, DORMERS) REQUIRE **ARCHITECTURAL COMMITTEE** APPROVAL. REPLACEMENT WINDOWS/DOORS MUST MATCH EXISTING STYLE/TRIM.
- GROUND-LEVEL STRUCTURES ON COMMON GROUND ARE RESTRICTED; EXTENSIONS INTO COMMON AREAS MUST USE REMOVABLE MATERIALS LIKE PAVERS
- **RENTALS:** SHORT-TERM AND LONG-TERM RENTALS ARE PERMITTED, BUT TENANTS MUST ABIDE BY ALL HOA RULES, AND OWNERS MUST SUBMIT TENANT DETAILS 10 DAYS PRIOR TO OCCUPANCY.