

## WELCOME TO RUXTON II

Ruxton II has 48 units which are governed by the Ruxton II Board and Tall Pines, the master association for the five HOA'S within Tall Pines.

As a unit owner you will pay a monthly HOA fee, due the first of each month. This fee covers outside maintenance of your unit including periodic painting and roof replacement from ordinary wear and tear which will happen approximately every 20-25 years. The monthly fees also include lawn maintenance and shrub trimming. From May thru September this occurs weekly and the rest of the year it is bi-weekly. Fees also include trash and recycling pickup, road maintenance, street lights, lawn sprinkling and cover the expenses of the Tall Pines clubhouse.

The trash pickup schedule is Monday and Thursday. Trash cans should be put out to the street late the previous evening or morning of pickup and cans must be stored out of sight after they are emptied. Recycling is picked up every Wednesday and includes paper, cardboard, plastics and metal cans.

Ruxton II has a regulation regarding the rental of property. A unit must be owned for two years before it can be rented out and rental units are limited to a total of four units within Ruxton II. If a unit owner decides to rent their unit out after the two year period of ownership and the maximum number of units are not rented, the owner(s) must request a background check from our management company and pay a fee for this service. Prospective renters will be denied access to our community if they do not pass the background check.

Each unit is limited to two pets, either 2 dogs, 2 cats or one of each. Aggressive animals are not permitted. Dogs must be on a leash when outside of your unit AND you must pick up your dog's waste and dispose of it.

The Ruxton II Board has five members and meets periodically throughout the year. A sign announcing the meeting is posted at the corner of Mill River and Upton Court at least 48 hours before each meeting. All unit owners are welcome at these meetings. Our fiscal year begins March first each year and runs thru February of the next year. An annual meeting is held to elect officers and vote on any other business for the Ruxton II community in February.