



A LIST OF WHAT EVERY NEW RESIDENT SHOULD KNOW

This document is to assist a new Owner when moving into our community. Information provided below is not intended to change, alter or override any part of the Home Owner Covenants as detailed in length on the HOA Committees and Documents page of this Website, but intended only as a quick reference list of answers to frequently asked questions and of mistakes new residents make while getting used to living in a Deed Restricted Community.

- Leasing or Renting of properties purchased after **March 13, 2013** is not allowed.
- A maximum of two dogs are permitted. Dogs must be less than 30 pounds. However one of the two dogs may be a rescue dog, documentation from a Certified Animal Shelter required, may be of any size. No dangerous breeds are permitted (see Covenants on the HOA Committees and Documents page of this Website for a listing of such breeds).
- Any alterations to the Villa exterior (including ground lights next to walkway leading to the front door) require prior approval by the Audubon Landing HOA Board.
- Window treatment must be white or beige in color.
- Landscape removal, replacement, changes or additions of any kind are not allowed
- Tastefully potted plants, statues, or other decorative items must not be located in areas which would impede the landscapers from trimming or mowing.
- Sports equipment, permanent or temporary, such as basketball hoops & hockey/soccer nets are not allowed.
- Overnight parking on the street and over the sidewalk or driveway apron is not allowed at any time.
- The installation of a satellite dish should be placed in the rear of the Villa, to not be visible from the street.
- Storage containers and water softeners must be located in the garage.
- The HOA Board asks that all garage doors be closed in a timely manner.