

The Retreat at Greenbrier
Spring Cleaning Tips and Reminders
3/29/2022

With Spring finally approaching (even though Mother Nature seems confused), now is the perfect time to do a little “spring cleaning” around the exterior of your unit. Please keep in mind that any exterior alterations that you are planning must first be approved by the Architectural Control Committee (ACC). While the items listed below are not an all-inclusive listing, they are items that have been noted around the community. The guidelines utilized are found in the Rules & Regulations. For ease in accessing these documents, just visit The Retreat’s website at www.retreatowners.net. “Spring cleaning” around the exterior of your home includes looking for and correcting any of the following items:

- Seasonal wreaths and placards are permitted on the front and/or back door of the unit.
- Patio furniture and umbrellas are allowed. Umbrellas shall be solid or striped (no logos) and should be in the closed position when not in use.
- One free-standing rack or stand, to include a baker’s rack, or any object that holds plants and/or decorative items are permitted but cannot exceed 48 inches in height.
- One statue/statuette may be placed on the porch and patio but cannot exceed 36 inches in height and 18 inches in diameter and includes the pedestal, if applicable.
- One decorative item may be placed in the flower bed but cannot exceed 18 inches in height, 12 inches wide and 6 inches deep.
- One small garden-type flag (not to exceed 13”x18”) may be placed in up to two flowerbed areas. No more than 2 garden flags per unit.
- With Architectural Control Committee (ACC) approval, ground/landscaping lights for safety and access purposes only may be placed at end-unit townhomes or quads that do not face street lights and the front porch light does not illuminate the sidewalk. Installation, with ACC approval, is also performed with the owner’s knowledge that the lights should be in the bed versus grassy areas so as to not prohibit the landscaping crews from performing their tasks. The landscaping crews are not responsible for any damages to said ground/landscaping lights or any decorative items placed in the common elements and areas where they have to perform work.
- With ACC approval, decorative items may be attached to an existing window or building components utilizing a non-penetrating hanging device.
- With ACC approval, no more than 2 Shepherd’s hooks may be installed in the flowerbed but must be less than 48 inches in height.
- Remove any unused planting materials such as plant pots, bags of top soil, mulch, etc. These items should never be stored outside but kept within the confines of your home/garage.
- Window treatments visible from the exterior are to be white or off-white.
- Patio and porch areas should be maintained in a clean, neat and orderly appearance.

- Remove mops, brooms or similar items stored on porch and patio areas.
- Remove birdbaths, animal or wildlife feeders including tree-hanging, freestanding, birdseed, suet holders, hummingbird and/or squirrel feeders.
- Remove hanging baskets and artificial flowers (except for seasonal arrangements).
- Remove windchimes, pinwheels, windsocks or other spinners.
- Many of the screens in the windows of the home are showing their age and have rips or tears. This is due to aging and weather. Any torn screens should be removed and/or repaired.

Additional reminders to note:

-Per the governing documents, vehicles are to be parked in the garages. Your guests should park in your driveway when visiting, versus the street, if possible. Parking on the street can sometimes cause access issues in the case of an emergency.

-The Association is very appreciative of owners that advise us of items that they have noted that may need attention. The Board or the Manager will acknowledge the information and advise what action will be taken. Please be patient as oftentimes we have to rely on a contractor and the contractor's schedule. Please do not try to take any corrective measures regarding common elements as this usually duplicates works as the Association is unaware of your actions and a service charge is still incurred as the contractor did respond only to note that the work was completed. There may also be safety concerns involved and the Association does not wish for any owner to put themselves in harm's way.

-As a reminder, trash cans should not be placed outside of the garage areas until 5:00 p.m. or after on Sunday evenings.

-When walking your pets utilizing extended leashes, please be courteous to your neighbors and their homes and refrain from letting your pet wander into the flower beds. Also remember to carry enough disposal bags to immediately clean up your pet's waste and dispose of it in a safe and sanitary manner.

The Association appreciates your assistance in maintaining your areas for the continued betterment and beauty of The Retreat at Greenbrier!! Thank you!

Bonnie

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