



**Lohman's Amhurst**

*Homeowners Association*

**2024**

**RULES, REGULATIONS,  
POLICIES & PROCEDURES**

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# LOHMAN'S AMHURST RULES, REGULATIONS, POLICIES & PROCEDURES 2024

This Guide, updated in September 2024, supercedes all previous versions of the Guide. Previous versions should be destroyed to avoid misunderstanding and confusion. This Guide provides information, rules, regulations, policies, and procedures for Homeowners/Residents. All Homeowners/Residents are responsible for knowing, understanding, and complying with Amhurst's governing documents, the contents of this Guide, and subsequent changes communicated via letters, email, and/or newsletters. If you rent your home, you are responsible for providing all information to your tenants. Amhurst's relationship is with the homeowner, not their management company or their tenants. Any and all fines will be assessed to the Homeowner's account.

Because it is impossible to anticipate every situation or condition that may occur, this Guide contains valuable and general information. The Association has the right to deal with more specific situations as they occur. Any violations of these Rules, Regulations, Policies, & Procedures, any of the Association's Governing Documents, and any changes communicated after the printing of this Guide will result in a fine to the Homeowner. The Association does not mediate nuisance issues between Residents/Homeowners.

Please note that Sharper will now be the first point of contact for Homeowners. Any and all questions, concerns, maintenance issues, etc., must be communicated to Sharper by email (preferred) or phone using the contact information below. Renters/Tenants should communicate with their landlord/management company and the homeowner/landlord should communicate with Sharpe. The two official Association email accounts, "board@amhurst.org" and "manager@amhurst.org" are no longer being checked or monitored. The Amhurst Manager phone number and voice mail will also not be checked or monitored.

**SHARPER MANAGEMENT (SHARPER) CONTACT INFORMATION:**

10340 Viking Drive Suite 277, Eden Prairie, MN 55344

Website: [sharpermanagement.com/](https://sharpermanagement.com/)Email: [clientcare@sharpermanagement.com](mailto:clientcare@sharpermanagement.com)

Phone: Client Care: 952-224-4777

**ONLINE OPTIONS FOR MAINTENANCE REQUESTS & GENERAL INQUIRIES**Portal: <https://sharpermanagement.com> \*

App: Resident Center (Available for both iPhone and Android) \*

\* Log in with your Sharper Credentials

**LOHMAN'S AMHURST HOMEOWNERS ASSOCIATION WEBSITE**Website: [www.amhurst.org](http://www.amhurst.org)

**ASSOCIATION GOVERNING DOCUMENTS**

All Homeowners are provided with the Association's Bylaws and Articles of Incorporation, Declaration of Covenants, Conditions, and Restrictions at their closing. These documents are also available at [amhurst.org](http://amhurst.org).

**ASSOCIATION DUES**

Each Homeowner has an account with Sharper for the purpose of dues and other payments that may be required. Payments are due on the first day of each month. Dues for 2024 are \$379 per month. Only the following two electronic payment options are acceptable:

1. ACH (Automated Clearing House Payment): With this option, Sharper's bank will send a debit request to your bank account for your dues payment on the first day of each month. The advantage of this method is that you do not need to do anything further once it is set up, unless your bank account changes. To choose this option, contact Sharper (see page 3).
2. Sharper Portal: With the Sharper Portal, you can set up recurring monthly payments (preferred) or one-time payments each month. To use this payment method, you will need your Sharper login information. If you have questions, contact Sharper (see page 3).

**ASSOCIATION COLLECTION POLICY**

Monthly Association dues are assessed and payable on the first day of each month. Starting January 1, 2025, there will be no grace period. A late fee of \$35 will be assessed after close of business on the first day of the month. Please note that late fees are not waived, unless there are extenuating circumstances. All homeowner accounts must be paid in full by close of business on the last day of the month to avoid collection action. Accounts not paid in full by close of business on the last day of the month will be sent to the Association's attorney for collection. If payment is not received in accordance with the attorney's instructions, foreclosure proceedings will begin. All attorney fees and costs are the responsibility of the Homeowner and are added to the Homeowner's account.

**ASSOCIATION BOARD OF DIRECTORS**

The Association is governed by an elected Board of Directors consisting of five volunteer Homeowners: Directors are elected at the Annual Meeting and the board members elect their officers at the first Board Meeting after the Annual Meeting. Open board meetings are held when necessary, but at least quarterly, on the third Tuesday of at least one month during a calendar quarter. Homeowners may observe the board meeting, but are observers only, not participants. Only board members and the manager are participants. Only Homeowners may attend meetings. People that are not homeowners may not attend Board or Annual meetings. For information about the Board and Annual meeting dates, locations, and times, refer to [www.amhurst.org](http://www.amhurst.org) or contact the Sharper (see page 3).

**ASSOCIATION BOARD OF DIRECTORS MEMBERS**

PRESIDENT: LINDA DINGBAUM (THRU 2025)  
TREASURER: ANNA ROGERS (THRU 2024)  
SECRETARY: AUDREY STEIN (THRU 2025)

VICE PRESIDENT: STEPHEN FREATHY (THRU 2024)  
VICE PRESIDENT: JOSE PAIZ (THRU 2026)

**ATTRACTIVE NUISANCES**

Homeowners/Residents are prohibited from creating any condition on Association property that could be dangerous, including but not limited to: slides, ice rinks, trampolines, and tree swings. The Association reserves the right to require Homeowners/Residents dismantle any such nuisance. If the Homeowner/Resident does not comply, the Association will dismantle the nuisance, without notice, at Homeowner's expense and/or fine the Homeowner.

**COMMUNICATION TOOLS**

The Association communicates with Homeowners/Residents via Sharper, emails, newsletters, and the amhurst.org website. Please ensure Sharper has your current and preferred email address(es) and phone number(s). Amhurst's website [www.amhurst.org](http://www.amhurst.org) provides Homeowners/Residents information regarding upcoming events, towing for snow removal, parking lot closings, notices of maintenance activities, pool open/close, and more. Please check this website often.

**DRYER VENT AND DUCTING**

Homeowners are responsible for keeping the dryer vent and ducting clean of lint. The dryer vent is located on the outside of the building, typically on the roof. Failure to maintain clean vents and ducts may cause issues for which the Homeowner is financially responsible. Issues include, but are not limited to, fire, malfunction of the vent, condensation issues (including mold and staining on walls/ceilings), and/or increased wear and tear on the dryer. Homeowners should routinely clean the dryer vent and ducts to reduce risk of fire and other issues. If your dryer vent is on your roof, you must hire a licensed and insured contractor/vendor to clean your dryer vent. Homeowners are not allowed to clean dryer vents that are on the roof.

**ENFORCEMENT OF OBLIGATIONS**

All Homeowners/Residents and their guests are bound and obligated to observe the provisions of the Governing Documents, these Rules and Regulations, and any subsequently communicated changes. The Association may impose any or all of the charges, sanctions, and remedies authorized by these documents, to enforce and implement its rights and to otherwise enable it to manage and operate the Association.

**ENTRY DOORS**

The standard entry door is a 6-panel steel door and is used to enter the unit. If you have concerns, issues, or want to replace the door, contact Sharper (see page 3). The only entry door colors allowed are Benjamin Moore's Tudor Brown, Navajo White, Red Jarrah and/or Weekend Getaway, available at Hirshfield's. The only authorized color for a screen door is dark brown. If a screen door is any other color, homeowners may be required to remove, replace, or paint the screen door to an acceptable color. Any and all issues with screen doors (including possible heaving of the concrete inhibiting opening of the screen door) are the responsibility of the homeowner.

**EXTERIOR MAINTENANCE**

The maintenance and repair of most exterior components is the responsibility of the Association. Work is batched for cost-efficiency, so some items may not be repaired immediately. Some items that may need repair may not be completed in the current year due to budget constraints. Homeowners are not authorized to improve, maintain, repair, or change any part of the exterior

of the home including property not within their property line. Contact Sharper (see page 3). if any part of your building exterior needs repair or attention, including a vendor needing access to the roof.

#### **EXTERIOR MODIFICATIONS**

Written proposals, with Association written approval, are required for any project to modify the exterior of the building, such as drilling thru brick for venting or any other reason, sliding glass doors, all windows, tubular skylights, satellite dishes, screen/storm doors, etc. Submit all written proposals to Sharper (see page 3). Do not make any modification, alteration, addition, or repair to the exterior of the building without Association written approval. Unapproved modifications are subject to dismantling and restoration, without notice by the Association, at the Homeowner's expense.

#### **FENCES AND GATES**

Written Association approval is required for altered or additional fencing or gates. All changes related to fencing/gates must be performed by an Association approved vendor at the homeowner's expense. Note that all fencing must be within a homeowner's property boundaries. Homeowners are not allowed to fence in Association property. All gates must be consistent with existing fences and must open in toward the unit, not out toward the sidewalk. The maintenance and repair of gates and hardware is the responsibility of the Homeowner. Homeowners are responsible for maintaining gates and hardware. Gates that do not close/latch must be repaired or removed within 10 days of breaking. Written requests for any changes to gates or fencing should be submitted to Sharper (see page 3).

#### **FINE POLICY**

Fines are charged for violations of Amhurst's governing documents, rules, and policies. The minimum initial fine is \$100 (but may be higher) and will be charged to the Homeowner's account. Same owner/resident re-occurring violations for the same issue are increased by \$100.

#### **FIREPLACE GAS INSERTS**

Gas fireplace inserts are allowed but require prior written permission and approval from the Association and a permit from St. Louis Park. The gas line for the fireplace must be connected from within the unit. It cannot be run outside the building. For the process of obtaining prior written permission and approval from the Association, see the procedure under *Exterior Modifications*.

#### **FLAG POLICY**

U.S. flags are the only flag allowed for display. The maximum allowed size is 3'x5' and brackets should be attached to fence posts so as not to block/obstruct sidewalks and may only be displayed from sunrise to sunset.

#### **GARAGE AND ESTATE SALES**

The Annual Amhurst Garage sale, typically the first Saturday in June, is the only garage/estate sale allowed. Individual garage/estate sales are not permitted at any time. Placing items marked FREE by your garage, in common areas, or turf areas is prohibited. If you cannot identify a proper

disposal method for unwanted items, contact the City of St. Louis Park or Sharper (see page 3) for assistance.

### **GARBAGE, RECYCLING, AND YARD WASTE**

Trash pickup is every Thursday (7 AM-5 PM) and Recycling pickup is every other Thursday. Pickups will be delayed by one day if Thursday is a major holiday, such as Thanksgiving. See [www.amhurst.org](http://www.amhurst.org) for trash/recycling dates. Place bins out no earlier than Wednesday evening and return bins to garage no later than Thursday evening. It is unacceptable to leave bins out at any other time. Face the handle of the bins towards garage and allow at least 3 feet of clearance on all sides to allow space for the mechanical arms to lift the bins. All items must fit into the bin with the lid closed. Do not place any items on top of or alongside trash bins because these items will not be collected. Do not dispose of your personal trash at the pool shed. Bins are the property of the Association and are not to be removed from Amhurst. Only ordinary household trash/recycling is acceptable. Disposal of anything else will result in bin contents not being collected. These materials must be taken to a proper disposal site. Please place all garbage in securely closed plastic bags before placing into the garbage bin. If you have a large amount of trash, contact Republic Services for assistance. There may be a charge for unusual or large items. Amhurst has No Sort recycling. All recyclables should be placed in the gray topped blue bin. The Association offers yard waste disposal during the summer months. The bins are located at the pool shed. You must use compostable/recyclable bags. No plastic bags. Items NOT allowed in yard waste bins include plastic pots/planters, dirt, and leaves. Holiday trees and wreathes are picked up in early January. It is illegal to put hazardous waste with your regular garbage. Contact St. Louis Park and/or Hennepin County for information and options for properly disposing of hazardous waste. Do not put batteries, pesticides, paint, paint thinner, wood preservatives, aerosols, used anti-freeze, or solvents in your garbage or down storm drains. Do not leave any garbage at the pool shed.

### **GAZEBO**

Homeowners/Residents can reserve the gazebo for special occasions with a required \$50.00 security deposit. Contact Sharper (see page 3) to reserve the gazebo and pay the security deposit. Reserved events receive priority use of the gazebo. All events and clean up must be concluded by 10 PM. Barbecue grilling is not allowed inside the gazebo and adult supervision is always required. Events including the pool must adhere to pool rules. Parking in the adjacent lots is limited, so please request guests park on the street when arriving for your event. The Association reserves the right to terminate any event that violates Association rules or City ordinances. The Gazebo is not a play structure and should not be used by unsupervised children.

### **HOME SALES AND REFINANCING**

Selling or refinancing your home requires documents from Sharper and the City of St. Louis Park. You must request a Resale Disclosure from Sharper (see page 3) and obtain a valid Property Maintenance Inspection Certificate from St. Louis Park prior to listing your home for sale. Contact Sharper to request a Resale Disclosure at least 2 weeks prior to listing your home for sale or refinancing. Documents are provided at standard industry fees due at the time documents are provided and additional rush charges may apply if documents are needed less than 14 days after the date the request was made.

**INSURANCE AND DEDUCTIBLE**

Homeowners must have a minimum of \$50,000 for Coverage A (Real Property) **and** a minimum of \$50,000 for Loss Assessment coverage. This will cover gaps between the Association's Master Policy (with a \$50,000 deductible) and your own HO-6 policy. Adequate personal liability and home upgrades & contents insurance is required and is the responsibility of the homeowner. The Association requires proof of coverage at the beginning of your policy and when your policy renews. Please make sure the amount of Loss Assessment coverage is listed on the document you plan to submit. If it is not, please contact your insurance company for the correct document. The Association's policy provides replacement coverage on the structures and appropriate common property. If you rent your home, you will need to purchase a Dwelling Fire policy. An HO-6 policy is only applicable if the Homeowner lives in the Amhurst home. Check our website for a more complete description of needed coverage and how the Association's coverage works with your Homeowner's policy. **\*\*\*Please email or mail proof of Loss Assessment coverage to Sharper using the contact information on page 3.\*\*\*** Failure to comply will result in a cumulative \$100 fine until proof of loss assessment coverage has been provided. If you need a copy of the Association's Master Policy Insurance Certificate, contact the Mayhew agency at 763-551-1074.

**LANDSCAPE PROJECTS**

Minor gardening on your own property within your own patio and fence enclosure is permitted without prior approval, with the exception of planting trees/shrubs and major projects that use landscape timbers, decorative concrete stones/brick, or changes to fence structures/patios. All trees and shrubs planted at Amhurst require prior written permission and approval from the Association. Similarly, all major projects using landscape timbers, decorative concrete stones/brick, or changes to fence structures/patios require prior written permission and approval from the Association. Any tree, shrub, or major project that is unapproved, whether in progress or completed, is subject to dismantling and restoration by direction of the Association at the Homeowner's expense, without prior notice. Written requests should be submitted to Sharper (see page 3). Check Hennepin County's website to view your property boundaries and always contact Gopher State at 811 at least 48 hours before any digging.

**LAWN CARE AND LANDSCAPING**

The lawns are mowed every Wednesday, weather permitting. Please remove personal property so crews can mow properly. Yards with pets and/or feces present will not be mowed. The Homeowner will be fined for feces not removed and may be charged for cleanup costs. Spring and Fall Leaf clean up includes around patios, plantings, flowerbeds, and Mechanical enclosures and it the responsibility of the contractor. Please make sure these areas are clear and accessible. Please place any refuse plant material in secure compostable bags, not plastic bags, and deposit them in the bins at pool shed. Do NOT put leaves in the yard waste bins. Do not throw this material into the woods or into your weekly garbage. Any unusual material must be disposed of properly.

**LAWN CARE / SNOW REMOVAL ORANGE SERVICE CONES**

Homeowners can request an orange service cone from Sharper (see page 3) to use **ONLY** on service days to mark an area for the lawn care / snow removal crew to skip (e.g., mowing, shoveling, etc).



The cone would need to be removed the same day. Homeowners using these cones are responsible for maintaining the area that is skipped.

#### **LAWN WATERING**

Amhurst is equipped with an aging, timed irrigation system that runs primarily overnight in most common areas. Please treat the sprinkler system with care, avoid tampering with sprinkler heads, and if you do see one stuck in the up position while the system is not operating, gently tap it down. Patio areas and many hard-to-reach common areas do not receive automatic watering and should be watered by Homeowners/Residents to keep them green. Each Homeowner/Resident is responsible for watering in their patio area and adjacent yard. The legal definition of your property can be found at Hennepin County's website.

#### **NATURE PATHS**

The asphalt paths are for pedestrians only. They are not safe for bicycles, in-line skates, skateboards, etc., due to poor visibility and potential collisions. The paths are not maintained in the winter, so use at your own risk.

#### **NOISE POLLUTION**

The City of St. Louis Park has ordinances and regulations dealing with intrusive noise. Contact the police (non-emergency: 952-924-2618) with any concerns about noise pollution.

#### **NON-RESIDENT HOMEOWNERS**

**Homeowners who do not reside in their units**, must provide the Sharper (see page 3) with the following:

1. Rental License from St. Louis Park (Required by St. Louis Park for all non-owner-occupied units)
2. Insurance Certificate showing Dwelling Coverage of at least \$50,0000 **and** Loss Assessment coverage of at least \$50,000 (annually, upon renewal).
3. Signed Lease (all pages) which must contain a clause that makes your tenant subject to the governing documents of the Association and its rules, including its Snow Removal Policy, and language indicating that breaking the Rules of the Association is a material breach of the Lease.
4. Tenant information, including names, phone numbers, email addresses, and emergency contact names, phone numbers, and email addresses.

Failure to provide the above documentation after a written request will result in a fine. Please respond to Association/Sharper requests promptly.

#### **OUTSIDE FAUCETS**

Your unit's outside water faucet must be shut off at the inside valve and drained every fall to prevent it from freezing and bursting. Every fall, close the valve inside your home's utility room or closet, open the outside faucet, and drain any remaining water in the copper line. Many units have a bleeder drain cap next to the inside valve handle. When the drain cap is loosened, any remaining water in the line will drain out. You do not need to remove the cap; just break the vacuum. Some homes share an outside faucet with their neighbor and need to coordinate these procedures with that neighbor. Failure to complete this procedure will cause a burst pipe. Any resulting damage to your home and adjoining units, is the Homeowner's financial responsibility to repair. For

questions/assistance regarding the valve, contact Sharper (see page 3). Homeowners that have replaced these valves with frost free valves typically do not need to drain the water line in the fall.

#### **PATIO USE**

Patios are to be used for their intended purpose. Keep your patio in a clean and orderly manner to present an appealing image of the Association. Sunshades that attach to the building and/or fence are not permitted. Recreational fires/wood burning fire pits are prohibited in patio areas or on Amhurst common grounds. Decorative gas units are acceptable and do not require a permit.

#### **PETS**

The Association pet rules are designed to protect the rights of all Homeowners/Residents while offering a pet friendly community. Cats and dogs must be on a leash no longer than 6 feet. A maximum of three pets per unit is allowed. Pet behavior that results in a bite or physical harm to a human being must be reported to the City of St. Louis Park immediately. All pet feces must be picked up immediately by the pet's owner/caretaker, both in common and patio areas. Please dispose of pet waste in your garbage bin or use the pet waste stations provided around Amhurst. Pet houses, kennels, or other containment devices or sleeping areas for pets are not allowed outside a home. Any pet behavior, noise, or odor must be corrected by the owner/caretaker immediately, regardless of whether the behavior occurred inside or outside of a home. Failure to control the behavior, noise, or odor promptly is a violation that may result in police action and civil penalties. In addition, the Association may impose fines of \$100 or more per incident, which will be added to the Homeowner's account. All complaints made against a pet and/or owner/caretaker must be made in writing with evidence (photos, video, police report, etc.), signed by the complainant, and sent to Sharper (see page 3). In situations that are on-going and unresolved, the Association will recommend community mediation and will no longer continue to be involved in the issue. Anonymous complaints will not be acknowledged or addressed.

Pet breeding is prohibited. Should accidental conception occur, all offspring must be removed from the home and Lohman's Amhurst before the end of the ninth week following birth, subject to the three-pet rule. Landlords must communicate these rules and regulations to their tenants. Landlords are accountable for actions of their tenants. Please make sure anyone walking dog(s) controls the dog(s) and picks up pet feces immediately.

#### **POOL**

The pool opens in late May and closes in early September. Pool rules are posted at the pool. Children must be able to swim and be at least 12 years of age to be at the pool without a supervising adult present. There is no lifeguard, so Homeowners/Residents use the pool at their own risk. Individuals not toilet trained or incontinent must wear diapers designed for swimming pools. The pool hours are 10 AM to 10 PM. St. Louis Park Police will be called for those in the pool outside of these designated hours. Trespassers will be prosecuted to the fullest extent of the law. Absolutely **no glass** at the pool. By state law, the pool gate must be closed and latched at all times.

#### **RENTERS AND GUESTS**

Any lease between a Homeowner and tenant must provide that the lessor is subject, in all respects, to the Association's Declarations, Bylaws, and Articles of Incorporation, and published

Rules and Regulations. Fines may be charged for infractions. A landlord's or tenant's claim that they did not know or understand Association rules is not acceptable. It is the Homeowner's responsibility to ensure tenants/guests are aware of, understand, and comply with all Association policies, rules and regulations.

#### **SATELLITE DISHES**

Prior written Association approval is required prior to the installation of a satellite dish. Homeowners must submit their plan to add a satellite dish to Sharper (see page 3) for approval and receive written approval, prior to installation. Installation must be in an area within the Homeowner's exclusive use and control, defined as the patio area immediately adjacent to the living unit, out to the fence line or on the living unit. Installation on the roof or siding is allowed in instances where ground level installation will not allow signal reception. In instances where a dish must be installed on the living unit, installation on the siding is preferable to roof installation. All roof installations must use a COMMDECK™ Dish Mounting System. All cables must be hidden from view. Satellite dishes should be a neutral color to blend with Lohman's Amhurst's color scheme. The Homeowner should make a best effort attempt to screen the dish from view from the common area or street. Installation, including all related insurance, is the responsibility of the Homeowner. The Homeowner will be charged for repair to the roof or siding if it is later determined that dish installation caused or contributed to the damage. TV antennae may only be installed in attics. The Association is not responsible for installation, maintenance, or repair of satellite dishes on individual units. The Association is not obligated to make architectural or landscaping changes to accommodate a satellite dish.

#### **SECURITY CAMERA POLICY**

Homeowners are allowed to install a security camera that also serves as a doorbell. Installation of the camera inside the window is acceptable. No other cameras may be located on the exterior of the building. Cameras cannot surveil other homeowners' property or home. A security camera can be installed on the fence, providing that it is within your enclosed fence line but not visible from common interest property and is oriented toward the Homeowner's home/property.

#### **SIGNS**

Open House signs are permitted only on the day of the open house. No other signs are allowed, except political signs based on the following criteria: Homeowners/Residents may post political campaign signage within their residential unit property boundary from August 1 in a state general election year until 10 days following the state general election. Signage is not to exceed 2 feet by 3 feet in size and is limited to only two political signs per residential unit. No political campaign signage may be posted on the exterior of a garage unit. Automobile signage is restricted to bumper sticker size only while on the Association property and parking lots.

#### **SKYLIGHTS**

Solatube® tubular skylights are approved for installation at Amhurst but must be installed by Solar Midwest, 763-557-5702. Contact Sharper (see page 3) to submit plans. You must receive written approval from the Association prior to installation. Any maintenance on the unit due to the skylight is the Homeowner's responsibility. Any reinstallation costs at time of roof repair/replacement are the Homeowner's responsibility.

**SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS**

By law, your home must have both smoke and carbon monoxide detectors, installed, and operable.

**SNOW REMOVAL****PARKING LOTS**

- Snowfall of less than 1.5 inches: no plowing or shoveling
- Snowfall of 1.5 inches or more: Driving lanes and open parking spaces will be plowed within 12 hours following the cessation of a snowfall
- Snowfalls that accumulate to over 5 inches with more snow expected: a plow will open the driving lanes by 7 AM and/or 5 PM.

The contractor will return the second day after cessation of the snowfall to plow any unplowed parking spaces, beginning at 8 AM. We may tow any vehicle that has not been moved since the cessation of a snowfall. You must move your vehicles to your garage, the street or a plowed parking space by 8 AM on the second day after the cessation of the snowfall, or your vehicle will be towed at the vehicle-owner's expense. Pay close attention to newsletters, emails, Sharper, and [www.amhurst.org](http://www.amhurst.org). You will not receive any notice of impending towing. Make arrangements with neighbors or friends to move your vehicle if you are unable to do so. Make sure your tenants/guests are aware of and follow these rules to avoid a tow. It is your responsibility to understand this policy. The emails are sent as a courtesy and should not be relied on as the main source of communication from the Association. Under extraordinary circumstances, parking lots may be closed for snow removal. When parking lots are closed, all vehicles left in the lots will be towed.

**SIDEWALK SHOVELING**

After a snow has stopped and accumulation has totaled 1.5 inches or more, the contractor shovels all sidewalks up to your front door, but not your patio area. When accumulations are 1.5 - 6 inches, the contractor has 12 hours to shovel. When over 6 inches accumulates, in blizzard conditions or dangerous temperatures/wind chills, the contractor will be allowed additional time to shovel. Asphalt nature trails are not maintained in the winter, so use them at your own risk.

**SLIPPERY AND/OR ICY WALKING CONDITIONS**

Slippery or icy conditions are the responsibility of the Homeowner to remedy, not that of the contractor or the Association. The Association's Governing Documents do not require the Association to remedy slippery conditions. To assist in reducing the hazards of icy conditions, Ice Melt is available at the pool shed. Sand barrels are placed at the entrance of each parking lot for Resident's use. During icy conditions, the Association may apply Ice Melt to parking lots and all sidewalks. The Ice Melt product used on the parking lot, sidewalks and at the pool shed may not be a pet friendly product. Homeowners have the option to sweep away the Ice Melt. Please contact Sharper (see page 3) with any questions about this policy.

**STORAGE PODS AND DUMPSTERS**

With prior written approval from the Association, Homeowners may place storage pods, dumpsters, and/or bagsters (dumpsters) in parking lots for personal use for up to 14 days under certain conditions. Please submit your request to Sharper (see page 3). The dumpsters cannot be

placed in driving lanes, fire lanes, or on any turf. The Homeowner who requested the dumpsters is responsible for any damaged caused by placement of the dumpsters and must ensure the parking lot is clean after they are removed. Homeowners are also responsible for the removal of any items placed in or alongside the dumpsters by anyone, whether approved or not. It is common for people to toss items into dumpsters without permission from the person who placed it. Some items will incur an additional charge to remove, such as mattresses, tires, electronics, etc., and these charges are the responsibility of the homeowner that placed the dumpsters. By placing dumpsters, the homeowner agrees that they must dispose of everything in and around the dumpsters at the Homeowner's cost. The best way to avoid this is to accumulate items in your garage, then fill and remove the dumpsters on the same day. Some dumpsters have a locking cover, but that does not prevent people from leaving items next to it. If additional time is needed, contact Sharper.

#### **VEGETABLE AND FRUIT GROWING POLICY**

No vegetables/fruits may be grown on Association property; vegetables/fruits must be grown within the Homeowner's fence line/patio area. Vegetables/fruits or any annual plant (other than flowers), must not exceed the fence line in height. Vine vegetables/fruit, (grapes, beans, etc.) must use a dedicated trellis and cannot be grown on the fence. Vegetables/fruits can only be grown in such quantity as for personal use and not to be considered a "crop". No watering system may be installed on the fencing or building.

#### **VEHICLE POLICY**

Amhurst parking lots are for Residents and short-term visitors only. In any season and under any weather conditions, the following parking policies exist: Vehicles will be towed immediately, without notice, under the following conditions: blocking garages, blocking fire lanes at the back of the parking lots, blocking fire hydrants and blocking driving lanes between the garages and the lot parking spots. Vehicles will be towed, after notice placed on vehicle, under the following conditions: expired license plates/tabs, inoperable vehicles, boats, trailers, buses, campers and trucks over 9,000 pounds gross weight. Towing will occur 72 hours after notice has been posted on the vehicle. Repeat offense of the above will cause towing immediately without notice. Vehicles cannot be driven off the streets/parking lots. Homeowners must ensure guests/vendors do not drive on the turf. Homeowners are responsible for all damage to Association property caused by their guests and/or the vendor they hire.

Commercial vehicles are not allowed to park in Amhurst parking lots. '*Commercial Vehicle*' is defined as a motor vehicle constructed for the conveyance of goods or merchandise or for the conveyance of materials used in any trade, business, industry or work whatsoever, other than a motor vehicle for the conveyance of passengers and includes any motor vehicle that is designed primarily for the carriage of persons, but which has been fitted or adapted for the conveyance of the goods, merchandise or materials referred to and is in fact used for that purpose. Vehicles with attached plows are commercial vehicles and are prohibited from parking in Amhurst lots.

*Electric Vehicle Charging Stations Policy:* The Association will not install EV charging stations, nor will it allow individual Homeowners to install a charging station on Common Interest property. Homeowners are not allowed to modify the exterior of any structure, i.e., installation of conduits

to accommodate charging of EVs, nor can Homeowners place extension cords on Common interest property to charge EVs.

**VINES POLICY**

Vines are prohibited at Amhurst. Effective January 1, 2025, no vines are allowed on any building or fence at Lohman's Amhurst. Homeowners/Residents with vines will be fined and, if not promptly and permanently removed, the Association will permanently remove the vines, without notice, at the Homeowner's expense. Vendors hired to remove vines must be fully insured.

**WATER SHUT-OFF FOR BUILDING**

Each unit is equipped with a water shut off valve for that unit. If that valve does not completely shut off the water, then the water for the entire building may need to be shut off. If a Homeowner requires the water to their building to be shut off for any plumbing activities within their home, there will be a \$300 administrative fee for this procedure. This fee may be waived if a new lever-type shut off valve is installed and verified. Requests for water shut-off must be submitted to Sharper (see page 3) at least 1 full business day in advance, so other units affected can be notified. Water can only be shut off during the hours of 9:00 AM and 4:00 PM, and only for 4 hours maximum.

**WINDOW AND PATIO DOOR REPLACEMENT**

There are only two replacement windows authorized for use at Amhurst: Corn Belt Insuliner Horizontal Slider (Triple Glaze) and Wellington Slider. A Homeowner may choose either option, but must have prior written approval from the Association. Corn Belt is the preferred window because it is the best match. The Association must approve ALL window and exterior door replacements. Do not enter into any contract or purchase a new door or window without prior written Association approval. For information contact Dorglas for Corn Belt or Minnesota Exteriors for Wellington. Homeowners that have non-approved windows installed will be heavily fined, be required to remove and replace with approved windows, or very likely both. Contact Sharper (see page 3) to submit plans and request approval.

**WINDOW TREATMENTS AND SCREENS**

Please use acceptable blinds, curtains or drapes for window treatments. Blankets, sheets, towels, etc., are prohibited window treatments. Broken screens must be replaced or removed. Replacement window screens are available for purchase by contacting Sharper (see page 3). When contacting Sharper about a replacement screen, please measure the size you need prior to requesting. Replacement patio door screens may need to be custom made, but first check stocked screens at local home improvement stores. Torn screens can be repaired at any hardware store. All screens must match the original dark brown color.

**IF IT'S BROKEN, WHO IS RESPONSIBLE?**

Neglect or misuse will be the responsibility of the Homeowner. Any changes to the outside or your home must have prior written approval from the Association, other than minor gardening within your property line. Refer to other sections of this Resident Guide for specific requirements. If you have any questions, contact Sharper (see page 3).

AMHURST	HOMEOWNER	CATEGORY DESCRIPTION
	■	Furnace/Air Conditioner, Condenser Concrete Pad, Exterior A/C Switch Box
	■	All Appliances, including Water Heater/Softener
	■	Garage - Slab, Sheet Rock, Steps (Interior/Exterior)
	■	Garage Door Tracks, Cables, Springs, Rubber Seal, Locks, Keys
	■	Electric Garage Door Mechanism, Emergency Release Mechanism
■		Garage Door Panels – Repair/Replace/Painting
■		Garage Door Molding/Frame
■		Exterior Entry Doors – Front/Garage, Painting, Hinges (standard doors only)
	■	Locks, Keys, Deadbolts, Handles, Knobs, Weather Seals, Upgraded Entry Doors
■		Roofs, Exterior Brick/Siding, Unit Numbers
■		Gutters/Downspouts – Cleaning/Repair
■		Exterior Vents – Roof, Furnace, Sewer, Dryer
	■	Dryer Vent/Ducting Cleaning
	■	Building Foundation, In-Slab Heating/Cooling Ducts, Floor/Wall Coverings
	■	Insulation – Walls/Attic
	■	All Electrical Fixtures & Fittings, Antennas/Cable
	■	Interior/Exterior Plumbing Fixtures/Faucets/Fittings
■		Fences (Posts Dislodged Due To Gates Are Not Maintained By The Association)
	■	Fence Gates/Hardware, Patio & Redwood Dividers
	■	Front/Garage Light Fixtures/Bulbs
	■	All Improvements - Interior/Exterior by Current and Past Homeowners
	■	Landscaping by Prior Homeowners, such as all lights/planters/retaining walls, etc.
	■	Tubular Skylights - Including any Future Roof/Re-Roof Adjustments
	■	Fireplace Air Vent, Chimney Cap
	■	Pest Control
■		Common/Shared Plumbing, Drains/Stacks - Serving More than One Home
■		Exterior Windows (when warped/out-of-true only)
	■	Interior Wood Window Frames/Molding
	■	Patio Door/Side Light Pane Seal Leak/Glass/Locks
	■	Storm Doors, All Window/Door Screens
■		Security and Walkway Lights
■		Sidewalks

# Lohman's Amhurst

