

Evanston Estates Information

for Owners

As of 7/20/2020

- Annual meetings are the 20th of April every year. Board Elections occur on this date.
- Properties with past due HOA dues are subject to interest for 12% per annum and property liens. Please ensure your account stays current.(Articl IV, CC&Rs)
- 1/12 of annual dues must be paid on the 1st of each month. Please contact HOA for quarterly or yearly payment set up. (Article IV, CC&Rs) Dues not paid on the first of each month will incur interest at 12% per annum.
- Units may only be rented as a whole unit. No room rentals are authorized. (Article VII, Section 4, CC&Rs)
- Owners are responsible for porch repair, fence repair and maintenance, snow removal of porches and walkways and cleanup of the area around their units.
- HOA is responsible for lawn care, parking lot maintenance and snow removal, walkway repairs and exterior repairs of the buildings
- All units must be kept in a presentable and orderly condition. Owners who allow junk, weeds, abandoned vehicles,
- **Pets must be leashed and supervised at all times they are outside by a responsible party large enough to control the pet. Pet feces must be cleaned up immediately. Pets should not be tied up outside unattended.** Each pet violation will incur fines of \$25 per day to the owner of the unit for each violation.
- Owner's shall not allow animals in their units that are known to be dangerous, cause nuisance, be tied up, or allowed to run at large. Owner's will be notified and fined for violations.
- Owners are responsible for the actions of their tenants and will be responsible for any violation, fines and unpaid charges accrued by their tenants.
- Owners must submit plans for porches, fences, landscaping which changes the grade, construction of storage units, or any other alteration made to the exterior directly to the Architecture Control Committee (per CC&Rs) through the board email address. Plans will be approved/denied within 30 days.

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Facebook: @EvanstonEstatesHOA

Web: <https://www.evanstonestates.zohosites.com>