

RUBINOFF LETTERHEAD

OAKMONT COMMONS 2009 YEARLY HOME MAINTENANCE REVIEW

February 2009

Dear Homeowners,

Purpose of the Review

This letter is intended to inform all homeowners that the Oakmont Commons Homeowners Association (OCHA) is continuing the yearly home exterior maintenance review. The goal is to re-establish the architectural and landscape integrity of our planned community as required in *The Declaration of Covenants, Conditions and Restrictions for Oakmont Commons* (The Declaration).

Living in a "Planned Community" imposes more responsibility on its owners than living in a single home community. In a "Planned Community", you signed an agreement when you purchased your unit, to maintain your home under the conditions of The Declaration and to only make exterior architectural improvements, including using paint colors that are consistent with certain pre-established standards. This is to insure that your changes will not affect the value of your neighbor's property and your neighbor's changes will not affect your property value. Unfortunately, some of us have forgotten, or ignored this responsibility.

As a community, we were losing our original architectural aesthetic design. The introduction of paint colors, entrance doors, garage doors and landscape designs that were outside the perimeters of the OCHA guidelines were becoming all too obvious. Additionally, many townhouses are in need of repair, cleaning, and general upkeep. That's why this yearly review serves as a reminder to maintain the ongoing appreciation of our community. If you are unsure or have questions, about the guidelines or making repairs, contact our manager, Cindy Evagues at the Rubinoff Company.

Exterior Maintenance Review Letter

Enclosed is a letter that includes a list of improvements that need completed for your home. All work noted in the letter is to be completed by July 31, 2009 following proper procedures as explained in the **Rules and Regulations** section of this letter.

NOTE: If you have had a hearing and been given a specific date for compliance, **please abide by that date for work that applies.** If you had been granted an extension in 2008, **please abide by the extension date.**

Rules and Regulations

No exterior work is permitted other than standard maintenance. Work that could change the existing conditions should not be started without complying with certain procedures.

There are necessary steps to follow before painting or proceeding with any exterior home improvements. The process is easy: Complete the Home Improvement Request Form, then mail to Cindy Evagues at the Rubinoff Company, 30 Isabella street, Pgh. PA 15212; email to evagues@rubinoffcompany.com or Fax to Cindy Evagues at 412-231-6330. Your Home Improvement Request Form will be reviewed by the Architectural Committee and the OCHA Board. You will receive an answer within 20 days of receiving your request. Within those 20 days, if your request is approved, you will be notified in writing and may begin the work. If your request is not approved, a notice will be sent addressing the necessary changes needed for compliance. If you are unsure about compliance, do not proceed with the work. If you proceed and are in non-compliance, the Board of Directors may require you to “undo” the work. **Only upon approval should you proceed.**

Architectural Components

Attached for your reference is a copy of the OCHA “Rules and Regulations”, and Articles from *The Declaration of Covenants, Conditions and Restrictions* that pertain to Unit Maintenance. Every homeowner has an obligation to follow the guidelines to maintain the value of their property and the integrity of the community. Everyone should have received a complete copy of *The Declaration of Covenants, Conditions and Restrictions*, at the closing of their home purchase. If you do not have a complete copy, contact Cindy Evagues at the Rubinoff Company and a copy will be provided for you.

In December 2005, the Architectural Committee had a professional paint representative provide a corrected and expanded color chart. The correct color for your home is listed on your home review letter and may also be viewed on our website at oakmontcommons.org.

Attached is a list of approved home improvement companies for your convenience. You may use the contractor of your choice or you can do the work yourself with professional results.

Also included is a Pet Registration Form. Like Allegheny County, all pets must be registered with OCHA, according to G. of the Rules and Regulations, or you may be subject to fines for non-compliance. An OCHA Pet Registration form is provided.

Enclosures

Letter of Review

The Declaration of Covenants, Conditions, and Restrictions:

- Article III – Property Rights – Section 4
- Article IV – Covenants for Assessments – Section 8
- Article XI – General Regulations – (c) Unit Maintenance.

Home Improvement Request Form

Paint Guidelines

House Siding Color Chart

Garage & Front Door Chart

Landscape Guidelines

Pet Registration

Approved Vendor List