

EASY-READER

Nevillewood Homeowner Association Covenants

Now that Nevillewood's new home building is near completion, we synthesized key Covenants in an abbreviated easy-reader version for your convenience. A complete copy of the [Covenants](#), rules and guidelines are posted on the NHOA website at <https://nevillewoodhoa.com> and on the [Caliber Portal](https://omni-property.com) at <https://omni-property.com>. **No rules have changed, nor is this document intended to create or change any rules.** We remain mutually responsible to follow our governing documents; rules, guidelines, procedures and policies created by the Board that work in tandem to those documents, and Collier Township zoning rules and regulations. Based on what we see as common homeowner inquiries; we created this Easy-Reader document for your convenience.

Key Nevillewood Covenants in no particular order include:

- 1
- ISSUE #1
- The community of Nevillewood maintains mailbox standards. Green mailboxes for single family homes in good condition may remain, however since green is no longer available, those in disrepair may be either painted matte black or replaced with a black mailbox in the same style. Contact OMNI Management Services for replacement information. Each sub association is responsible for maintaining their own standard.
- 2
- Animal control regulations state that your pet(s) must always be on a leash and under your control if off of your property. Pets are not permitted to run freely, and cleanup after your pet and proper disposal is your responsibility. The use of runners, outdoor kennels or pens is prohibited. Placement of invisible pet fences must be five feet from the property line. ([Invisible Fence Policy: Download PR#10](#))
- 3
- All units in Nevillewood must display a correct street address in accordance with local municipality code as well as governing postal regulations and must be readable from the street for emergency personnel.
- 4
- A "Nevillewood HOA Request for Alteration for Exterior Home or Land Areas" form ([Alteration Request Form](#)) must be completed and submitted to Omni Management Services for any exterior changes to property or landscaping including but not limited to the following:
- Landscape revisions, additions or renovation projects (excluding flowers). We recommend discussing any additions with a professional in this field.
 - New exterior construction and building renovation also require the inclusion of professional plans.
 - Exterior paint color changes or new awnings.
 - Construction / remodeling of decks, walls, above ground fences, fire pits, water treatments, roof replacements/improvements, etc.
 - Adding any exterior structures including but not limited to outbuildings, playhouses, treehouses, tool houses, greenhouses, gazebos, children's play equipment, recreational equipment, swing sets, putting greens, Bocci Courts, Tennis Courts, etc.
 - Alteration requests are reviewed on a case-by-case basis and are assessed for congruence with the established covenants.

No Construction may begin until you receive written notification of approval from Omni Management Services.

Please remind your contractor that signs advertising their services are not permitted.

MARKUP #1 ->

MARKUP #1 · FAIR HOUSING ACT (FHA) LIABILITY RISK

BOARD & COUNSEL REVIEW

Sec. i (p. 1): Pet restriction clause lacks mandatory statutory carveout for assistance and emotional support animals.

Statutory / Legal Reference: 42 U.S.C. § 3604(f)(3)(B) & 24 C.F.R. § 100.204 (Fair Housing Act - Assistance Animals) & HUD FHEO-2020-01

Statutory Comparison: Under federal Fair Housing Act regulations (42 U.S.C. § 3604(f)(3)(B), 24 C.F.R. § 100.204, and HUD Notice FHEO-2020-01), associations cannot apply pet restrictions, breed bans, weight limits, or pet fees/deposits to an individual with a disability who requires a service animal or emotional support animal.

CURRENT WORDING IN DOCUMENT:

Management Services for replacement information. Each sub association is responsible for maintaining their own standard. Animal control regulations state that your pet(s) must always be on a leash and under your control if off of your property. Pets are not permitted to run freely, and cleanup after your pet and proper disposal is your responsibility.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Provided, however, that these pet restrictions, breed prohibitions, weight limitations, and pet fees shall not apply to verified assistance animals, including service animals and emotional support animals required as a reasonable accommodation under the Fair Housing Act (42 U.S.C. § 3604(f)(3)(B); 24 C.F.R. § 100.204; HUD Notice FHEO-2020-01).