

Villas 1 at Snowden Overlook Condominium Columbia, MD

January 1, 2021

Dear New Residents:

Welcome to our neighborhood! You will find that Snowden Overlook provides many fine facilities, social activities, and friendly neighbors. Be sure to stop by the clubhouse to get a copy of the current monthly calendar of activities and check out the pool, gym and other facilities available to residents. The office is ordinarily staffed from 9 to 5 on weekdays. The staff can issue pool passes, vehicle transponders to open the front gate, resident passes that open the clubhouse and pool, and answer many questions you may have.

In addition to all the services mentioned above, provided by the Snowden Overlook Community Association (SOCA), you are also part of Villas 1, one of Snowden Overlook's 5 residential condominiums. Villas 1 consists of our 76 townhouse units and common elements such as streets, sidewalks, and a few open areas. Like SOCA, Villas 1 is governed by an elected board of directors, whose contact information is attached.

Villas I Basic Services

- **“Master” insurance coverage for all the buildings.** Unit owners should obtain their own (HO 6) insurance for the contents of the unit. It is advisable that such a policy cover any deductible associated with a claim against the master policy, which is currently \$10,000 for damage originating in your unit.
- **Accumulating reserves** (saving money) for replacement, when required, of roofs, siding, roadways, etc.
- **Lawn maintenance**, including mowing, edging planting areas, maintenance of mulch and raking of leaves.
- **Snow clearing**, including streets, sidewalks, unit driveways, leadwalks to front doors, and stoops.
- **Certain exterior maintenance** such as periodic painting of trim, at least twice-yearly cleaning of gutters, etc.
- **Certain exterior repairs** including roofing and siding leaks, any cracks in the

foundation that are causing leaks, and any necessary repairs to the community storm drainage system.

Note: Unit owners are responsible for internal repairs to their units and to any piping that serves only your unit. It is also the unit owner's responsibility to keep clear the drains at the bottom of basement window wells or areaways (exterior basement stairways) to help prevent storm water from entering the basement. Also, please be sure to turn off the water to your exterior faucets for the winter. (The shutoff valves are often located adjacent to the furnace.)

A management company collects monthly assessments from unit owners to support services of Villas 1 and SOCA and manages the property for the association. Their contact information is attached as well.

Villas 1 board meetings are ordinarily scheduled for the first Tuesday of each month, at 7 pm in the clubhouse. Please join us. SOCA board meetings are usually on the fourth Monday of the month, also at 7 pm at the clubhouse. Check the monthly calendar for exact dates and for the dates of informal board work sessions, which are also open meetings.

Other sources of information include information boxes next to our community mailboxes. These are used to display or distribute some notices of activities and other messages. In addition, SOCA maintains a website, snowdenoverlook.com, that provides access to a wide range of useful information, including the governing Villas 1 and SOCA documents (principally the Declarations and By-Laws), minutes of past board meetings, budgets, building plans, property plats, association policies, and others. To find Villas 1 material on the site, click "Condos" in the blue band near the top of the home page and then "Villas 1".

Also, please note that the Villas 1 association often uses email for emergency notifications and distributing other Villas and SOCA information. This supplements other methods of notification to owners and residents. If you choose to participate, your email address will not be shared with anyone and will be used in a way that prevents notice recipients from seeing others' email addresses. If you would like to receive email notifications, please send an email from your preferred email address to Villas1atSnowden@aol.com.

Since Villas 1 is a condominium, there are certain restrictions that apply to all

unit owners, other residents, and tenants living in the community. (Please note that unit owners are also responsible for compliance by their families, tenants or guests, under the SOCA declaration, 5.2.16.) These restrictions are spelled out in more detail, including certain exceptions, in association documents. You should have received most of these at or before settlement. They are also available at the website listed above, along with other relevant documents. What follows is a brief summary of selected provisions for convenient reference:

EXTERIOR ALTERATIONS -- Approval is required before making any changes to the exterior of your unit (e.g. adding or modifying decks or patios, removing or planting trees, significant changes to front yards, etc. The last item includes such changes as the addition of rocks, gravel, planters, benches, large ornaments, or lighting). Unit owners must obtain approval, both within Snowden Overlook and from Long Reach Village, of which Snowden Overlook is a part. The Villas 1 architectural guidelines and application procedures and forms are available on the website listed above. If you have any questions, please contact our architectural committee before making any changes. Getting approval first avoids the possibility of having to make changes later.

AGE RESTRICTION -- This is a 55+ community. More specifically, this means that each unit, whether occupied by the owner or a tenant, must be occupied by at least one person of at least 55 years of age. In addition, no one under 19 years of age may live here, although children may visit for up to 60 days per year. (V1 Decl II(c), SOCA Decl 9.5)

LEASING -- Owners may lease their units, but must comply with the following requirements (V1 Decl VI(c), SOCA Decl 9.2.3):

- The lease must be written and for at least 6 months, not for transient rental.
- The lease must state that tenants, like owners, are responsible for complying with all covenants and rules of the condominium and SOCA, including age restrictions. (Owners also are responsible for compliance by their tenants.)
- f the lease must be sent promptly to the condominium association.

PARKING AND TRAFFIC -- The condominium association has established the following policies within Villas 1 in a letter of May 14, 2008, available on the website listed above:

- No street parking. The streets are too narrow to do this safely.

- Visitor parking spaces are for visitors. Please park in your garage or driveway.
- The speed limit within Villas 1 is 15 miles per hour.
- Recreational vehicles, trailers, boats, large trucks, and commercial or inoperable vehicles are restricted within all of Snowden Overlook. (SOCA Decl 9.2.7)

HOME BUSINESSES -- Any home-based business must have no impact on the community. SOCA must be notified before operation of such business, which may be subject to other restrictions. Use of a unit for a family day care business is prohibited. (SOCA Decl 9.2.1)

PETS -- While limited numbers of pets may be kept, they cannot create a nuisance. For example, dogs cannot be permitted to run unrestrained. In addition, owners are “responsible for the immediate clean-up and removal of their pets’ waste from any area of Snowden Overlook.” (SOCA Decl 9.2.8)

Again, welcome to the neighborhood. We hope you come to enjoy it as much as we do.

Sincerely:
Your Board of Directors

January 1, 2021

VILLAS 1
CONTACTS

BOARD OF DIRECTORS

The current members of the board are:

President: Lou True, 410-730-6218, ltrue@aol.com

Vice President: Jerry Pelch, 443-546-4380, jpelch@verizon.net

Secretary: Charlie Overly, 410-371-8260, ceoverly@aol.com

Treasurer: Dave Perin, 410-872-0804, djperin6@gmail.com

Director: Bob Vogel, 410-992-1997, robertevogel42@gmail.com

[Note: Board members and officers can change after annual elections in November and for other reasons. Regularly updated information is available at snowdenoverlook.com under Condos/Villas 1.]

MANAGEMENT COMPANY

WP&M Real Estate Group, LLC

111433 Cronridge Drive

Owings Mills, MD 21117

Our WP&M Association Manager is Patricia Lall, 443-796-7394,
plall@wpmlc.com

Her assistant is Krystal Knisely, 443-796-7383, kknisely@wpmlc.com