

## Four Colonies Homes Association

### INFORMATION

WELCOME TO OUR BEAUTIFUL PLANNED COMMUNITY. We hope you will enjoy your surroundings and our amenities. Homeowners serve on the Board of Directors and the committees of the Homes Association. We hope you too will become an active participant in our community. Enclosed is information many find helpful in getting oriented to the neighborhood, the city of Lenexa and this area of Johnson County.

We bring the following information to your attention for answers to frequently asked questions regarding Four Colonies:

1. Four Colonies Homes Association is a not for profit planned community. The homeowners own their living unit and the lot on which it sits. Shared walls are jointly owned by the two homeowners.
2. One hundred acres make up Four Colonies. There are 245 freestanding homes, 37 duplexes, 1 triplex, 54 fourplexes, 1 fiveplex, and 23 sixplexes occupying 50 acres. The other 50 acres, the common area real estate, the Association owns.
3. The Board of Directors manages the affairs of the Association. Every year, three Directors are elected for a three year term. The Board sets policies, standards, procedures, programs, and budget for the Association. The Association employs a general manager to implement these decisions and oversee the daily operations of the Association. The office is located within the community at 7975 Monrovia. Office hours are 8AM – 5PM, Monday thru Friday.
4. Homeowners pay annual dues in monthly installments due the fifteenth of each month. The maximum annual assessment may be increased each year not more than three percent without the consent of the Eligible Owners.
5. Homeowners insurance covering the exterior and interior of their home is the responsibility of the individual homeowner. The Association carries insurance on common area facilities only.
6. The Association provides:
  - Roof repair and/or replacement when not caused by conditions described on page 7 of the Revised By-Laws of the Four Colonies Homes Association, Article VI Maintenance, Section 1.
  - Gutter repair and/or replacement (This does not include maintenance/cleaning.)
  - Exterior painting (This is a six year plan.)
  - Common expenses, which include lawn maintenance, street snow removal, trash pickup, pool maintenance, clubhouse maintenance, and miscellaneous other items.
7. There are rules regarding parking in Four Colonies. Be sure to read the Four Colonies Declaration of Covenants, Conditions and Restrictions, page 7, Section 4. "Fences, Etc." No truck, trailer, boat, equipment or machinery or cars not in daily use shall be parked, located or otherwise maintained on any building site, parking area or street in Four Colonies.
8. FCHA employs guidelines and restrictions designed to keep Four Colonies an architecturally harmonious community. For this reason, any replacement, addition, modification, or alteration to a home's exterior, or the lot, must be submitted for architectural review and written approval before proceeding. Forms are available at the office and on the website.
9. Four Colonies Homes Association Board of Directors recommends annual termite inspections. New homeowners should be especially observant for signs of termite infestation.
10. Homeowners are provided an application for an access card for entry to the Association's pools.

We hope this information helps you to enjoy many years of homeownership in Four Colonies, A WONDERFUL PLANNED COMMUNITY.