



COTTAGES AT STONE MILL PROPERTY OWNERS ASSOCIATION

Co-President	Johnny Smith	540 420 5143	johnsmith1942@gmail.com/
Co-President	Debra Smith	540 420 2804	dpeters1220@gmail.com
Co-Treasurer	Bobby Thompson	540 493 0364	bthompson@ferrum.edu/
Co Treasurer	Glenda Thompson	540 493 2472	nanagg05@gmail.com
Director for CSS Board	Doug Brown	540 483 5431	
Architectural Review Chair	Richard Hartley	540 238 3551	r.w.hartley@hotmail.com

Property Owners Association (POA) Dues

* **Current annual POA dues schedule on the attached schedule.**

* Owners should either pay semi-annually (by the first day of January and July) or annually (by the first day of January).

* **Checks for POA dues should be made payable to: Cottages at Stone Mill**

* A document-deposit receptacle attached between the garage doors at the residence of Bobby and Glenda Thompson (co-treasurers), **264 Stoney Mill Road**, is available for dues payments. Property owners may choose to use the drop-box or send dues via mail to Bobby/Glenda Thompson, 264 Stoney Mill Road, Rocky Mount, Virginia 24151.

POA Business Meetings

The POA meets annually for a business meeting, with other meetings called if needed. Unless otherwise notified, the annual meeting is on the fourth Tuesday of October each year. All POA members must abide by the *Declaration of Covenants, Conditions, and Restrictions of The Cottages at Stone Mill (the Covenant)*.

Obligations of the POA and of Individual Homeowners for Maintenance

The POA is responsible for the maintenance of the common areas, and for mowing, seeding and fertilizing lawns of developed lots and specific services for lots that have been purchased and cleared but that remain undeveloped; snow removal from the driveways, front steps and walkways of developed lots; annual leaf removal from developed lots and for lots that have been purchased and cleared but that remain undeveloped; and, the annual removal of leaves from house gutters on developed lots. Questions regarding landscaping work that is paid by POA must be directed to **Doug Brown**. The landscaper cannot take requests for POA covered services by others. If you have questions or concerns about POA provided landscaping/maintenance, please contact Doug.

Individual property owners are responsible for landscape planting, landscape maintenance, and exterior/interior maintenance of the units as described in the Covenant. All modifications to the exterior of the properties must be approved in advance by the Architectural Review Committee. To begin the approval process, contact the Architectural Review Committee Chair, **Richard Hartley**.

Units nor lots may be leased or rented, and the lot owner must occupy the dwelling as a principal or secondary residence. Property owners must comply with the Declaration of Covenants, Conditions and Restrictions of the Cottages at Stone Mill. Vehicles should primarily be parked in garages, and are not allowed to be parked on the street for extended times. Stoney Mill property owners and all residents are responsible for reading and abiding by the Covenant.