WELCOME TO THE NEIGHBORHOOD
OF
CARRIAGE PARK

Welcome to the Carriage Park Neighborhood. The Association would like to help you feel a part of your new neighborhood, enjoy your new home, and meet some new friends. Carriage Park has many amenities we hope you enjoy as much as we all do. You may enjoy the eight and one-half acres of park land by walking along the secluded sidewalk, stop at the pond by the Legacy Estates, enjoy a dip in your pool, tan on the pool deck, picnic in the shelter on one of the tables, play tennis or pickle ball, shoot some hoops on the basketball court, sit with some friends by the fountain and enjoy the neighborhood.

Carriage Park Neighborhood is made up of 49 Garden Homes and 18 Town Homes. Together we form the Carriage Park Neighborhood Association, which exists to serve our owner members and to protect and improve our unique neighborhood environment. The Association is governed by a Board of Directors who serve rotating, 3-year terms following an election by the Association Members at the Annual Meeting held each August. Board Meetings are held monthly February through October. Meetings are open to members but are held in the homes of the Board Members so please inform one of the Board Members before you attend.

Carriage Park is a Planned Community which is governed by Protective Covenants. The abstract you received at purchase should contain a copy of the Protective Covenants and the By-Laws of Carriage Park Neighborhood Association. If for some reason you need a copy of either the By-Laws or the Protective Covenants, please visit the association's website and review a copy located on the Forms webpage or ask a board member for help. The Board would like to draw attention to a few of the Protective Covenants. Article VII regulates <u>any</u> changes to the exterior of your home. <u>Any</u> exterior change must be approved by the Board prior to that change. One of the most common questions that we receive is regarding our properties' zero-lot lines and especially when those boundaries involve adding a fence or other object. Due to the original development of the property lines and requirements by the City of Lincoln, it is rare that fences and objects are allowed to be installed but you should still contact the board with questions. Please notify a Board Member of your change request via email and use a Carriage Park Neighborhood Change Request Form or include a detailed description of the model, style, size, and/or color or your requested changes. The Board will respond to you with a written approval status of the request.

Association members are responsible for the upkeep and maintenance of the backyards of their properties. Even if the zero-lot line ends just outside your back door, members are responsible for the mowing, maintenance, and overall upkeep of the back yard out to the rear sidewalk. This includes the maintenance of existing trees and the approval process for installing new trees and other items. Please clean up all fallen branches and properly dispose of them with your chosen refuse service. This policy exists to help keep our community grounds' costs lower, which promotes less need for monthly dues increases. Branches that fall on the far side of the rear sidewalk in the larger common areas should be gathered near the bases of trees on that side of the sidewalk, or immediately dragged to the lower, right side of the community garage's driveway located just down 72nd Street close to the intersection of

Shamrock Road and 72nd Street. This is the destination for all manageably sized common areas' branches where they will be cut into 4-foot pieces.

Boats, mobile homes, and trailers are not allowed to be stored on the streets or in the driveways of the neighborhood. Occasional overnight parking is acceptable. Our streets are unique, the lots are small, and the Town Homes have limited parking facilities. Care should be taken to park vehicles in such a way as to not block drives or impede traffic flow. Vehicles are not allowed to be stored long term on the streets or in the extra stalls on the parking spaces at the Town Homes.

Separate recreation area rules are attached. Please be aware that residents/owners are responsible for the behavior of guests. Please treat every area of Carriage Park like it is your own. The Recreation area is open year-round; the pool is open as early as possible in the Spring and open as late as possible in the Fall based on the weather. You should have received a key to the recreation area with your home. Please notify a Board Member if you need a replacement key. Replacement keys are available for $10.00. The fountain located in the center of the neighborhood prohibits climbing on its center rocks.

The Carriage Park Neighborhood Association is supported by your monthly Dues. Dues are owed monthly, but may be paid annually, by-annually, quarterly, or monthly. Checks should be made out to Carriage Park Neighborhood Association and mailed to the Association's Bookkeeper JoAnn Henke. Dues are owed in advance. Dues made in arrears are subject to a 1% per month penalty charge.

You will find that Carriage Park is a very friendly and family-oriented neighborhood. Many members have lived in their homes for decades, and some are even multi-generational homes. We genuinely want you to feel welcome here. Your Board is made up of volunteers who give their time to serve. Many parts of the neighborhood are supported by other volunteers too, like maintenance of the fountain area, the gardens in the common areas, new trees that are planted, sweeping the pool deck or basketball court, watering, etc. The Association hires as few professionals as possible to maintain the neighborhood and the volunteers' work keep our dues low compared to other planned communities. If you have interest in volunteering, please let a Board Member know and they will facilitate your volunteer work. Spring Day is held each Spring to spruce up the ground following winter and to get the pool area ready for opening, please look for notifications and come out to help.

Also attached is a contact sheet for your neighbors. Please use this sheet to get to know your neighbors. Please respect your neighbors' privacy and do not use this sheet to solicit your neighbors for business or for politics.

Your Board of Directors
Carson McCormick — President
Bob Hansel —Vice-President
AnnMarie Gottner — Treasurer
Julie Sellers — Secretary
Jamison Jensen – Grounds

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