

Dear Neighbors:

December 30, 2020

Happy New Year! We wish you all a safe, happy and healthy 2021!

Our Architectural Review Committee and Board of Directors have been hard at work, updating our website with a lot of information as well as easy to use forms to request approval for architectural changes, and also an approved color palette for when it's time to repaint. More than two dozen choices!

The palette will be available in early January, but if you'd like a sneak peek please go to <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa>. This will take you to the HOA Color Archive page; look up MorningView subdivision and our palette will be the same.

Our neighborhood has passed the 25 year mark, and we are asking everyone to take notice of the following:

- Driveway, sidewalks, brick – have you pressure washed these areas? Clean concrete and brick make our neighborhood look new! We are negotiating a reduced price for our neighbors to have their driveways (including any additional side pads) and walkways done by an outside firm. Watch for details to sign up!
- Your fence – Is it in need of repair? Does it have mold or mildew? Does it need fresh stain or replacing? Please remember to check with our ARC before making any changes.
- Your front windows. All front facing windows must either have grids or not have them. The intention is to have a uniform look.
- Your roof – does it have mold or mildew? Is it stained or unsightly? Does it need replacing? Please remember to check with our ARC before changing roof tiles.
- Your siding, brick or stucco. Is there any mold or mildew that needs to be cleaned? Does your home need to be repainted? If you are thinking of repainting please visit our website “martinsfarm.com” to see approved color palettes. Also on this website you'll find the required forms for all architectural changes, including painting.
- Your landscaping. Are your bushes and trees neatly trimmed? Do your flower beds need to be weeded and mulched? Are tree roots exposed? If so please cover them with mulch or pinestraw. Please check with our ARC before removing trees, landscaping, etc. Better to ask first!
- Your trash and recycling containers. If they are visible from the street, please move them out of sight. Trash cans may be put out for trash pick up the evening before pick up day and must be brought in the day of pick up.

If you have any questions or need guidance on any architectural issues, please feel free to contact the Architectural Review Committee at MartinsFarm.HOA.ARC@gmail.com . You may also contact our Board of Directors at MartinsFarm.HOA.BOD@gmail.com with any questions or concerns. (Please take note of our new email addresses.) We look forward to working together to keep our community beautiful!

Best regards, Your 2021 BOD and ARC